

Neighborhood 4	LAKE RD	Sale Data
Zoning/Use	Residential .	Sale Date 10/01/1995
Topography	Rolling	Sale Price 27,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Semi-Improved	Financing Unknown
		Verified
		Validity Related Parties

Reference 1
Reference 2 ADD BOX TRAILERS 2012
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
12.00	Acres-Rear Land 2	450.00	5,400	100%		5,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.00			Land Total			23,400

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,120 Sqft	Grade B 100	Base		175,665
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,060
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,400
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total	
Built	Renovated	Kitchens	Baths	Condition	Func. %	Econ. %	Value(Rcnld)	
2008	0	Typical	Typical	Average	100%	100%	193,625	
Functional Obsolescence		Economic Obsolescence		Phys. %			182,007	
None		None		94%	100%	100%		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Riding Arena	2008	8040	D 100	65,928	Avq.	94%	100%	100%	61,972
Wood Deck	2008	140	B 100	1,712	Avq.	94%	100%	100%	1,609
Wood Deck	2008	128	B 100	1,592	Avq.	94%	100%	100%	1,496
Frame Shed	2008	720	E 100	4,066	Poor	74%	50%	100%	1,504
Frame Shed	2008	360	E 100	2,227	Poor	74%	50%	100%	824
Frame Shed	2008	128	E 100	1,042	Poor	74%	50%	100%	386
Frame Shed	2008	64	E 100	714	Poor	74%	50%	100%	264
Frame Shed	2008	100	E 100	898	Poor	74%	50%	100%	332
Railroad Car/Box	1985	2	D 100	1,968	Avq.	86%	100%	100%	1,692
Outbuilding Total									70,079

Acpt Land	23,400	Accepted Bldg	252,100	Total	275,500
------------------	--------	----------------------	---------	--------------	---------

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	21,213	100%		21,213	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.50						Land Total	27,213

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	576 Sqft	Grade D 100	Base	78,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,591
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	-708
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	70,590
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		92%	85% 100%	55,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2003	160	D 100	1,960	Avq.	92%	85%	100%	1,533
Wood Deck	2003	178	D 100	1,373	Avq.	92%	85%	100%	1,074
Frame Shed	2003	72	E 100	756	Poor	72%	100%	100%	544
Outbuilding Total									3,151

Acpt Land	27,200	Accepted Bldg	58,400	Total	85,600
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: ADAMS,KELLY E

Valuation Report

11/03/2015

Page 3

Map/Lot:

005-021-002

Account: 31 Card: 1 of 1

Location:

MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	04/16/2004
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.40	Acres-Ocean -	75,000.00	116,190	90%	Unimproved	104,571	
3.62	Acres-Rear Land 1	3,000.00	10,860	60%	Access	6,516	
Total Acres 6.02					Land Total	111,087	
Acpt Land		111,100	Accepted Bldg		0	Total	111,100

PERRY
 Name: ADAMS,KELLY E

Valuation Report

11/03/2015

Page 4

Account: 170 Card: 1 of 1

Map/Lot: 005-021-004
 Location: MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 04/16/2004
 Sale Price 66,666
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean --	55,000.00	110,000	90%	Unimproved	99,000
34.97	Acres-Rear Land 1	3,000.00	104,910	60%	View/Envir	62,946
Total Acres 38.97					Land Total	161,946
Acpt Land		161,900	Accepted Bldg		0	Total
						161,900

PERRY
 Name: ADAMS,KELLY E

Valuation Report

11/03/2015

Page 5

Account: 306 Card: 1 of 1

Map/Lot:
 Location:

005-021-001
 MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	04/16/2004
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.86	Acres-Ocean -	75,000.00	126,837	90%	Unimproved	114,153	
3.13	Acres-Rear Land 1	3,000.00	9,390	60%	View/Envir	5,634	
Total Acres 5.99					Land Total	119,787	
Acpt Land		119,800	Accepted Bldg		0	Total	119,800

PERRY
Name: ADAMS,KELLY E

Valuation Report

11/03/2015

Page 6

Account: 929 Card: 1 of 1

Map/Lot:
Location:

005-021-007
MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.50	Acres-Ocean --	55,000.00	86,963	90%	Unimproved	78,266	
3.89	Acres-Rear Land 1	3,000.00	11,670	60%	View/Envir	7,002	
Total Acres 6.39					Land Total	85,268	
Acpt Land		85,300	Accepted Bldg		0	Total	85,300

PERRY
Name: ADAMS,KRISTIN L

Valuation Report

11/03/2015

Page 7

Account: 928 Card: 1 of 1

Map/Lot:
Location:

005-021-006
MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.66	Acres-Ocean --	55,000.00	70,863	90%	Unimproved	63,776	
3.63	Acres-Rear Land 1	3,000.00	10,890	60%	View/Envir	6,534	
Total Acres 5.29					Land Total	70,310	
Acpt Land		70,300	Accepted Bldg		0	Total	70,300

PERRY
 Name: ADAMS,KRISTIN L

Valuation Report

11/03/2015

Page 8

Account: 930 Card: 1 of 1

Map/Lot: 005-021-008
 Location: MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 06/28/2004
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.68	Acres-Ocean --	55,000.00	71,288	90%	Unimproved	64,159
3.39	Acres-Rear Land 1	3,000.00	10,170	60%	View/Envir	6,102
Total Acres 5.07					Land Total	70,261
Acpt Land		70,300	Accepted Bldg		0	Total
						70,300

PERRY
Name: ADAMS,KURT W

Valuation Report

11/03/2015

Page 9

Account: 931 Card: 1 of 1

Map/Lot:
Location:

005-021-009
MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean --	55,000.00	67,361	90%	Unimproved	60,625	
6.00	Acres-Rear Land 1	3,000.00	18,000	60%	View/Envir	10,800	
Total Acres 7.50					Land Total	71,425	
Acpt Land		71,400	Accepted Bldg		0	Total	71,400

PERRY
Name: ADAMS,RICHARD H

Valuation Report

11/03/2015

Page 10

Map/Lot:

015-028

Account: 1 Card: 1 of 1

Location:

10 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 1 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
75.23	Acres-Rear Land 2	450.00	33,854	100%		33,854
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 76.23						51,854

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	567 Sqft	Grade C 100	Base	96,409
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,874
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-496
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1945	Typical	Typical	Above Average	Typical	100,039
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	95%	100%	66,526	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 Storv Fr	1900	247	C 100	7,094	Avq+	70%	95%	100%	4,718
Frame Shed	1900	323	C 100	4,076	Avq+	70%	95%	100%	2,710
Frame Garage	1900	672	C 100	15,417	Avq+	70%	95%	100%	10,252
Encl Frame Porch	1900	147	C 100	2,257	Avq+	70%	95%	100%	1,501
Outbuilding Total									19,181

Acpt Land

51,900

Accepted Bldg

85,700

Total

137,600

Valuation Report

Map/Lot: 006-046

Account: 586 Card: 1 of 1

Location: 109 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Level
Utilities All PublicSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2002
Sale Price 29,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						18,225

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	625 Sqft	Grade C 100	Base	99,144
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-62
					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
1947	0	Typical	Typical	Average	Typical	99,082
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	71%	100%	100%	70,348	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1947	90	C 100	1,901	Avg.	71%	100%	100%	1,350
Wood Deck	1947	40	C 100	570	Avg.	71%	100%	100%	405
Wood Deck	1947	48	C 100	634	Avg.	71%	100%	100%	450
Outbuilding Total									2,205

Acpt Land 18,200 **Accepted Bldg** 72,600 **Total** 90,800

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Shoreland.....	Sale Date 07/01/1996
Topography	Rolling	Sale Price 15,000
Utilities	NoneNone	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
0.20	Acres-Rear Land 1	3,000.00	600	60%	View/Envir	360
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.20						Land Total 57,160

Dwelling Description				Replacement Cost New		
Conventional	One Story	264 Sqft	Grade E 100	Base		23,047
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-1,782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-296
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-132
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Obsolete	Obsolete	Poor	Inadeq.	17,837
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Delapidation		None		49%	64%	5,594

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	288	E 100	1,277	Poor	49%	50%	100%	313
Frame Shed	2000	192	E 100	1,368	Poor	71%	100%	100%	971
Wood Deck	2000	202	E 100	933	Poor	71%	100%	100%	662
Outbuilding Total									1,946

Acpt Land	57,200	Accepted Bldg	7,500	Total	64,700
------------------	--------	----------------------	-------	--------------	--------

PERRY
Name: ALLARD,CAROL

Valuation Report

11/03/2015

Page 13

Map/Lot:

015-056-A

Location:

65 POTTLE RD

Account: 1116 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Double Wide	One Story	988 Sqft	Grade C 100	Base	70,672
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,522
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	494
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
2013	0	Typical	Typical	Average	95%	100%	100%	Phy	Func	Econ	
									Typical		66,644
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)	
None		None		95%	100%	100%				63,312	
Outbuildings/Additions/Improvements										Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	2013	260	C 100	2.160	Avq.	95%	100%	100%	2.052		
Frame Garage	2013	480	C 100	12.155	Avq.	95%	100%	100%	11.547		
							Outbuilding Total			13,599	
Acpt Land			0	Accepted Bldg		76,900	Total		76,900		

Valuation Report

Account: 125 Card: 1 of 1

Location: 78 POTTLE RD

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 06/01/1999
Topography	Rolling	Sale Price 53,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2 COMPLETION
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
29.00	Acres-Rear Land 2	450.00	13,050	100%		13,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00			Land Total			31,050

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	927 Sqft	Grade C 100	Base		125,693
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-1,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,352
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1875	2001	Typical	Typical	Average	Typical	131,191				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	85,274					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1875	240	C 100	2,005	Avq.	65%	100%	100%	1,303	
Open Frame Porch	1875	200	C 100	1,696	Avq.	65%	100%	100%	1,102	
One Story Frame	1875	256	C 100	5,407	Avq.	65%	100%	100%	3,515	
Two Story Frame	1875	160	C 100	5,002	Avq.	65%	100%	100%	3,251	
Frame Shed	1875	120	E 100	1,000	Avq.	65%	100%	100%	650	
Frame Shed	1875	600	D 100	5,664	Avq.	65%	60%	100%	2,209	
Frame Shed	1875	240	E 100	1,614	Avq.	65%	100%	100%	1,049	
Outbuilding Total										13,079

Acpt Land	31,100	Accepted Bldg	98,400	Total	129,500
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: ALLARD,STEPHANIE L & FRASER,SCOTT

Valuation Report

11/03/2015

Page 15

Map/Lot:

015-056

Account: 126 Card: 1 of 1

Location:

POTTLE RD

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 06/01/1999
 Sale Price 53,500
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.34	Acres-Rear Land 2	450.00	1,053	100%		1,053	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.34					Land Total	19,053	
Acpt Land		19,100	Accepted Bldg		0	Total	19,100

PERRY
Name: ALLEN,FRED

Valuation Report

11/03/2015

Page 16

Map/Lot: 003-040

Account: 697 Card: 1 of 1

Location: 427 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/1999
Sale Price 12,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 10.00						Land Total 23,850

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade C 100	Base	89,332
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Dry None	Basement	-3,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,235
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	91,187
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		87%	90%	100%
						71,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	80	C 100	768	Avg.	87%	90%	100%	601
One Story Frame	1989	80	C 100	1,690	Avg.	87%	90%	100%	1,323
Wood Deck	1989	336	C 100	2,938	Avg.	87%	90%	100%	2,300
Open Frame Porch	1989	88	C 100	830	Avg.	87%	90%	100%	650
Frame Shed	1989	168	E 100	1,246	Avg.	87%	100%	100%	1,084
Finished Attic	1989	480	C 100	7,620	Avg.	87%	90%	100%	5,966
Frame Shed	1989	350	D 100	3,569	Avg.	87%	100%	100%	3,105
One Story Frame	1989	240	C 100	5,069	Avg.	87%	90%	100%	3,969
Frame Garage	1989	576	C 100	13,786	Avg.	87%	100%	100%	11,994
Frame Shed	1989	616	E 100	3,536	Poor	66%	100%	100%	2,334
Outbuilding Total									33,326

Acpt Land

23,900

Accepted Bldg

104,700 **Total**

128,600

PERRY
 Name: ALLEN,JACK B & GAIL P
 LIFE ESTATE

Valuation Report

11/03/2015

Page 17

Map/Lot: 010-041

Account: 110 Card: 1 of 1

Location: 25 ALLEN LN

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/17/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	60,104	100%		60,104
1.40	Acres-Rear Land 1	3,000.00	4,200	100%		4,200
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.90						Land Total 67,304

Dwelling Description

Replacement Cost New

Conventional	Two Story	800 Sqft	Grade D 100	Base	94,021
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,073
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	-1,312
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	82,764
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	67,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	144	D 100	1,150	Ava.	82%	100%	100%	943
Wood Deck	1975	64	D 100	625	Ava.	82%	100%	100%	512
Outbuilding Total									1,455

Acpt Land 67,300 **Accepted Bldg** 69,300 **Total** 136,600

PERRY
 Name: ALLEN,JACK B & GAIL P
 LIFE ESTATE

Valuation Report

11/03/2015

Page 18

Map/Lot: 010-040

Account: 534 Card: 1 of 1

Location: 27 ALLEN LN

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 06/01/1994
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	60,104	100%		60,104
1.40	Acres-Rear Land 1	3,000.00	4,200	100%		4,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90						70,304

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	952 Sqft	Grade D 110	Base	77,897
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,357
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	Typical	Typical	Average	Typical	73,560
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	89%	100%	65,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	200	D 110	1,669	Avg.	89%	100%	100%	1,485
Outbuilding Total									1,485

Acpt Land 70,300 **Accepted Bldg** 67,000 **Total** 137,300

PERRY
 Name: ALTVATER,CHRIS & LONGFELLOW,DALE E

Valuation Report

11/03/2015

Page 19

Account: 174 Card: 1 of 1

Map/Lot:
 Location:

004-034
 COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 02/13/2013
 Sale Price 61,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.60	Acres-Ocean	85,000.00	249,269	90%	Unimproved	0
8.60	Acres-Ocean	3,000.00	4,200	50%	Fract. Sha	112,171
1.40	Acres-Rear Land 1	3,000.00	4,200	50%	Fract. Sha	2,100
Total Acres 10.00			Land Total			114,271

Acpt Land 114,300 **Accepted Bldg** 0 **Total** 114,300

PERRY

Valuation Report

11/03/2015

Name: ALTVATER,CHRISTOHER,;KIRK

Page 20

MORANG,JUDITH,EMERY,VELERIE ET ALS

Map/Lot:

004-034

Account: 1093 Card: 1 of 1

Location:

Neighborhood 17 ROUTE 190

Zoning/Use	Residential .
Topography	Rolling
Utilities	None
Street	None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.60	Acres-Ocean	85,000.00	249,269	90%	Unimproved	0
8.60	Acres-Ocean	3,000.00	4,200	50%	Fract. Sha	112,171
1.40	Acres-Rear Land 1	3,000.00	4,200	50%	Fract. Sha	2,100
Total Acres 10.00			Land Total			114,271

Acpt Land	114,300	Accepted Bldg	0	Total	114,300
------------------	---------	----------------------	---	--------------	---------

PERRY
 Name: ALTVATER,CHRISTOPHER ET AL

Valuation Report

11/03/2015

Page 21

Map/Lot:

004-036

Account: 523 Card: 1 of 1

Location:

59 INDIAN RD

Neighborhood 17 ROUTE 190

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
1.30	Acres-Rear Land 2	450.00	585	100%		585
Total Acres 2.30					Land Total	20,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1980	14X66	C 100	24,985	Ava.	40%	100%	100%	9,994
Wood Deck	1980	80	C 100	890	Ava.	84%	100%	100%	748
						Outbuilding Total			10,742

Acpt Land	20,600	Accepted Bldg	10,700	Total	31,300
------------------	--------	----------------------	--------	--------------	--------

Neighborhood 17 ROUTE 190

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.00						Land Total	26,900

Dwelling Description

Replacement Cost New

Conventional	Two Story	546 Sqft	Grade C 100	Base	96,007
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,820
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	-1,092
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1989	Typical	Typical	Average	Typical	93,095
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	65%	95%	100%
						57,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	192	C 100	1,786	Avg.	65%	95%	100%	1,103
Outbuilding Total									1,103

Acpt Land	26,900	Accepted Bldg	58,600	Total	85,500
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: ALTVATER,CHRISTOPHER
 JUDITH A & EMERY,VALERIE A

Valuation Report

11/03/2015
 Page 23
 004-032
 COUNTY RD

Account: 10 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/27/2005
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
62.00	Acres-Rear Land 2	450.00	27,900	100%		27,900
Total Acres 63.00					Land Total	45,900
Acpt Land		45,900	Accepted Bldg		0	Total
						45,900

PERRY
 Name: ALTVATER,DANA V & INES

Valuation Report

11/03/2015
 Page 24
 006-012-003
 DAVIS RD

Account: 1055 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
 Topography Level
 Utilities None
 Street Proposed

Sale Data
 Sale Date 11/01/2002
 Sale Price 8,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	75%	Access	9,000
12.00	Acres-Rear Land 2	450.00	5,400	100%		5,400
Total Acres 13.00					Land Total	14,400
Acpt Land		14,400	Accepted Bldg		0	Total
						14,400

Account: 1056 Card: 1 of 1

Map/Lot: 006-012-004
 Location: 9 DAVIS RD

Neighborhood 13 OLD ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data	
Sale Date	04/01/1998
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
39.00	Acres-Rear Land 2	450.00	17,550	100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00						35,550

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,147 Sqft	Grade C 110	Base		157,948
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Hot Water BB	Cooling	0% None	Heat		-1,612
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	Typical	Typical	Average	Typical	162,936			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	90%	100%	100%	146,642				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	63	C 110	701	Ava.	90%	100%	100%	631
Frame Shed	1997	80	C 100	1,593	Ava.	90%	100%	100%	1,434
Outbuilding Total									2,065

Acpt Land 35,600 **Accepted Bldg** 148,700 **Total** 184,300

PERRY
Name: ALTVATER,KIRK JAY

Valuation Report

11/03/2015

Page 26

Map/Lot: 004-031

Account: 9 Card: 1 of 1

Location: 317 COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1998
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean --	55,000.00	110,000	100%		110,000
3.00	Acres-Rear Land 1	3,000.00	9,000	60%	View/Envir	5,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00						Land Total 121,400

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,242 Sqft	Grade C 110	Base	115,917
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,981
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Heavy			Insulation	683
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	143,481
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	91%	100%	130,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhano	1998	46	C 110	1,069	Ava.	91%	100%	100%	973
Wood Deck	1998	500	C 110	4,675	Ava.	91%	100%	100%	4,254
Frame Shed	1998	120	C 110	2,201	Ava.	91%	100%	100%	2,003
Outbuilding Total									7,230

Acpt Land 121,400 **Accepted Bldg** 137,800 **Total** 259,200

PERRY
 Name: ALTVATER,MARK

Valuation Report

11/03/2015

Page 27

Map/Lot:

006-012

Account: 1070 Card: 1 of 1

Location:

MAHAR LN OFF

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities None
 Street None

Sale Data
 Sale Date 12/01/1999
 Sale Price 11,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	75%	Unimproved	9,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
13.00	Acres-Rear Land 3(>100)	300.00	3,900	100%		3,900
Total Acres 114.00					Land Total	57,900

Acpt Land 57,900 **Accepted Bldg** 0 **Total** 57,900

PERRY
 Name: ALTVATER,MARK E

Valuation Report

11/03/2015

Page 28

Map/Lot:

005-046

Account: 7 Card: 1 of 1

Location:

US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Sale Data
 Sale Date 01/06/2006
 Sale Price 50,000
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acres-Rear Land 2	450.00	22,500	100%		22,500
Total Acres 50.00				Land Total		22,500
Acpt Land		22,500	Accepted Bldg		0	Total
						22,500

PERRY
Name: ALTVATER,WILLIAM

Valuation Report

11/03/2015

Page 29

Map/Lot: 006-012-001

Account: 5 Card: 1 of 1

Location: 50 DAVIS RD

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 07/25/2006
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00						18,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	400 Sqft	Grade C 100	Base	82,824
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-1,106
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	Typical	Typical	Average	Typical	81,718
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	86%	100%	100%	70,277	
Outbuildings/Additions/Improvements					Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Rcnd
One Story Frame	1985	384	C 100	8,110	Avg.	6,975
					Outbuilding Total	6,975
Acpt Land		18,000	Accepted Bldg		77,300	Total
						95,300

PERRY
 Name: ALTVATER,WILLIAM S

Valuation Report

11/03/2015

Page 30

Map/Lot:

006-012-002

Location:

MAHAR LN OFF

Account: 1054 Card: 1 of 1

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
 Topography Level
 Utilities None
 Street Proposed

Sale Data
 Sale Date 09/14/2006
 Sale Price 8,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	75%	Access	9,000
12.00	Acres-Rear Land 2	450.00	5,400	100%		5,400
Total Acres 13.00					Land Total	14,400

Acpt Land 14,400 **Accepted Bldg** 0 **Total** 14,400

PERRY
 Name: APPLGATE,GEORGE

Valuation Report

11/03/2015

Page 31

Map/Lot:

002-005

Account: 181 Card: 1 of 1

Location:

LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 03/27/2004
 Sale Price 16,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	33,912	75%	Restrictio	25,434
Total Acres 0.46						25,434
Acpt Land			25,400	Accepted Bldg		0
						Total
						25,400

Valuation Report

Account: 143 Card: 1 of 1

Location: 67 OLD EASTPORT RD

Neighborhood 14 MAHAR LN

Zoning/Use Rural.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/01/2002
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 12.00						Land Total	21,750

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,120 Sqft	Grade C 100	Base	76,480
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,928
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
1999	0	Typical	Typical	Average	Typical	64,552
Functional Obsolescence						Value(Rcnld)
None		None		91%	100%	58,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1999	64	E 100	714	Ava.	91%	100%	100%	650
Outbuilding Total									650

Acpt Land 21,800 **Accepted Bldg** 59,400 **Total** 81,200

PERRY
 Name: ARCHIBALD,JAMES W

Valuation Report

11/03/2015

Page 33

Map/Lot:

014-006-00A

Account: 14 Card: 1 of 1

Location:

SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 05/01/2001
 Sale Price 0
 Sale Type Land Only
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Lake	80,000.00	113,137	90%	Unimproved	101,823
Total Acres 2.00						101,823
Acpt Land			101,800	Accepted Bldg		0
						Total
						101,800

Account: 863 Card: 1 of 1

Map/Lot: 006-043-002
 Location: 84 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean/Cove	50,000.00	50,000	100%		50,000	
7.30	Acres-Rear Land 1	3,000.00	21,900	60%	View/Envir	13,140	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 8.30						Land Total	69,140

Dwelling Description

Replacement Cost New

Conventional	One Story	748 Sqft	Grade C 100	Base	76,643
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/4 Bmt	Basement	-3,145
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
1949	0	Typical	Typical	Average	Typical	73,498
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	72%	100%	100%	52,919	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1949	600	C 100	6,907	Avg.	72%	100%	100%	4,973
Outbuilding Total									4,973

Acpt Land 69,100 **Accepted Bldg** 57,900 **Total** 127,000

PERRY
 Name: ARMSTRONG,DENNIS R

Valuation Report

11/03/2015

Page 35

Map/Lot: 006-044+043-1
 Location: 102 OLD EASTPORT RD

Account: 19 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/05/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 4 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Ocean ---	25,000.00	34,641	100%		34,641
2.50	Acres-Rear Land 2	450.00	1,125	100%		1,125
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.42						Land Total 41,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16Mobile Home	1992	16X73	B 100	35,048	Good	70%	100%	100%	24,464
Wood Deck	1992	128	B 100	1,592	Good	91%	100%	100%	1,449
Wood Deck	1992	64	B 100	952	Good	91%	100%	100%	866
Concrete Slab...	1992	1168	C 100	2,920	Avg.	88%	100%	100%	2,570
Frame Garage	2003	576	B 110	18,956	Good	93%	100%	100%	17,629
Outbuilding Total									46,978

Acpt Land 41,800 **Accepted Bldg** 47,000 **Total** 88,800

PERRY
Name: ASANTE,NANCY O

Valuation Report

11/03/2015

Page 36

Map/Lot: 006-013

Account: 528 Card: 1 of 2

Location: 12 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
43.00	Acres-Rear Land 2	450.00	19,350	100%		19,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 44.00						37,350

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	100,395
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-3,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Forced Warm	Cooling	0% None	Heat	-314
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1888	1973	Typical	Typical	Good	Typical	105,663
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	95%	100%	75,285	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1888	144	C 100	3,041	Good	75%	95%	100%	2,167
Wood Deck	1888	187	C 100	1,746	Good	75%	95%	100%	1,244
Wood Deck	1888	88	C 100	954	Good	75%	95%	100%	680
Frame Garage	1973	1440	C 100	28,466	Good	75%	95%	100%	20,282
Frame Garage	1973	710	C 100	16,063	Good	75%	95%	100%	11,445
Outbuilding Total									35,818

Acpt Land

37,400

Accepted Bldg

111,100 **Total**

148,500

PERRY
Name: ASANTE,NANCY O

Valuation Report

11/03/2015

Page 37

Map/Lot: 006-013

Account: 528 Card: 2 of 2

Location: 16 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2143P0351 REM ASANTE,NANCY O
Reference 2 LIFE ESTATE B2399P0289
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	18,000

Dwelling Description				Replacement Cost New		
Conventional	Two Story	704 Sqft	Grade C 100	Base		106,898
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		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		2,042
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,408
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	Typical	Typical	Average	Typical	111,532				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	72,496					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1956	480	C 100	12,155	Avq.	75%	100%	100%	9,116	
Encl Frame Porch	1956	136	C 100	2,145	Avq.	65%	100%	100%	1,394	
Encl Frame Porch	1956	72	C 100	1,491	Avq.	65%	100%	100%	969	
Outbuilding Total									11,479	

Acpt Land	18,000	Accepted Bldg	84,000	Total	102,000
------------------	--------	----------------------	--------	--------------	---------

PERRY
Name: ASANTE,NANCY O

Valuation Report

11/03/2015

Page 38

Map/Lot:

006-013

Account: 528

Location:

16 SOUTH MEADOW RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	37,400	111,100	148,500	37,400	111,100	148,500
2	18,000	84,000	102,000	18,000	84,000	102,000
TOTAL	55,400	195,100	250,500	55,400	195,100	250,500

PERRY
 Name: ASHBY,SHELDON

Valuation Report

11/03/2015
 Page 39
 005-035
 US RTE ONE

Account: 23 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 10.00					Land Total	33,050
Acpt Land		33,100	Accepted Bldg		0	Total
						33,100

PERRY
 Name: AUBUCHON,JASON

Valuation Report

11/03/2015

Page 40

Map/Lot:

016-031

Account: 410 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 03/18/2015
 Sale Price 2,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 1.00				Land Total		18,000
Accpt Land		18,000	Accepted Bldg		0	Total
						18,000

PERRY
 Name: AVERY,KENNETH & IVIE

Valuation Report

11/03/2015

Page 41

Map/Lot:

015-054

Account: 28 Card: 1 of 1

Location:

49 POTTLE RD

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.52	Acres-Rear Land 2	450.00	684	100%		684
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.52						Land Total
						26,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1970	12X53	C 100	18,445	Avg.	40%	100%	100%	7,378
One Story Frame	1975	270	C 100	5,702	Avg.	82%	100%	100%	4,676
Open Frame Porch	1975	32	C 100	397	Avg.	82%	100%	100%	326
Encl Frame Porch	1975	120	C 100	1,981	Avg.	82%	100%	100%	1,624
Frame Shed	1980	48	E 100	633	Fair	72%	100%	100%	456
Frame Shed	1975	192	D 100	2,244	Avg.	82%	100%	100%	1,840
Frame Garage	1980	576	C 100	13,786	Avg.	84%	100%	100%	11,580
Outbuilding Total									27,880
Acpt Land		26,700		Accepted Bldg		27,900		Total	
									54,600

PERRY
 Name: AVERY,LARRY J

Valuation Report

11/03/2015

Page 42

Map/Lot: 009-014

Account: 29 Card: 1 of 1

Location: 419 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00						Land Total
						20,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1965	12X46	D 100	14,140	Avg.	40%	100%	100%	5,656
A-Roof.....	1965	556	D 100	1,368	Avg.	78%	100%	100%	1,067
One Story Frame	1965	196	D 100	3,395	Fair	65%	100%	100%	2,207
Frame Shed	1965	70	E 100	745	Fair	65%	100%	100%	484
Outbuilding Total									9,414

Acpt Land	20,300	Accepted Bldg	9,400	Total	29,700
------------------	--------	----------------------	-------	--------------	--------

PERRY
 Name: BABB,STEVEN

Valuation Report

11/03/2015

Page 43

Map/Lot:

004-005-1

Account: 1121 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	04/30/2014
Sale Price	29,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Ocean --	55,000.00	56,358	50%	Unimproved	28,179
Total Acres 1.05				Land Total		28,179
Acpt Land		28,200	Accepted Bldg		0	Total
						28,200

PERRY
 Name: BACA,GARY L & LOUISE M

Valuation Report

11/03/2015

Page 44

Account: 893 Card: 1 of 1

Map/Lot: 002-015-007
 Location: CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	11/07/2005
Sale Price	148,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
14.10	Acres-Rear Land 1	3,000.00	42,300	100%		42,300
Total Acres 15.60				Land Total		135,993
Acpt Land		136,000	Accepted Bldg		0	Total
						136,000

PERRY
Name: BAINE,MICHAEL

Valuation Report

11/03/2015

Page 45

Map/Lot: 013-034

Account: 455 Card: 1 of 1

Location: 484 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/25/2015
Sale Price 23,565
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Baslot (Fract)	20,000.00	20,000	100%		20,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 26,180

Dwelling Description

Replacement Cost New

Conventional	One Story	869 Sqft	Grade C 100	Base	83,431
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-921
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,260
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
1970	0	Typical	Typical	Fair	Typical	83,771
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	68%	50%	100%	28,482	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	156	C 100	1,356	Fair	68%	50%	100%	461
Frame Garage	1970	384	C 100	10,524	Fair	68%	50%	100%	3,578
Frame Shed	1970	104	C 100	1,838	Fair	68%	50%	100%	625
Outbuilding Total									4,664

Acpt Land 26,200 **Accepted Bldg** 33,100 **Total** 59,300

PERRY
Name: BAINE,MICHAEL D

Valuation Report

11/03/2015

Page 46

Map/Lot: 013-035

Account: 34 Card: 1 of 1

Location: 478 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 2.00						Land Total	26,450

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	768 Sqft	Grade C 100	Base	112,759
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet None	Basement	-3,704
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	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	109,727
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	95% 100%	89,647

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	344	C 100	3,002	Ava.	86%	95%	100%	2,453
Frame Shed	1985	144	E 100	1,124	Poor	64%	100%	100%	719
2S Frame Garaage	1993	884	C 100	26,730	Ava.	89%	100%	100%	23,790
Outbuilding Total									26,962

Acpt Land 26,500 **Accepted Bldg** 116,600 **Total** 143,100

PERRY
 Name: BAINE, MICHAEL D

Valuation Report

11/03/2015

Page 47

Map/Lot:

013-036

Account: 303 Card: 1 of 1

Location:

466 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data	
Sale Date	10/01/2000
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 5.00					Land Total	26,600

Acpt Land	26,600	Accepted Bldg	0	Total	26,600
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: BAIRD,RICHARD SHERMAN

Valuation Report

11/03/2015

Page 48

Map/Lot: 014-034

Account: 834 Card: 1 of 1

Location: 2 WOODMAN LN

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/16/2009
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 2 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						86,000
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1973	12X48	C 100	17,121	Avg.	40%	100%	100%	6,848
A-Roof.....	1973	576	C 100	1,728	Avg.	81%	100%	100%	1,400
Concrete Slab...	1973	576	C 100	1,440	Avg.	81%	100%	100%	1,166
One Story Frame	1995	320	C 100	6,758	Avg.	89%	100%	100%	6,015
One Story Frame	1995	256	C 100	5,407	Avg.	89%	100%	100%	4,812
Open Frame Porch	2011	110	C 100	1,000	Avg.	95%	100%	100%	950
Frame Shed	2012	160	D 100	1,976	Avg.	95%	100%	100%	1,877
Frame Shed	2012	96	D 100	1,440	Avg.	95%	100%	100%	1,368
Concrete Slab...	2012	384	C 100	960	Avg.	95%	100%	100%	912
Outbuilding Total									25,348

Acpt Land 86,000 **Accepted Bldg** 25,300 **Total** 111,300

PERRY
 Name: BAIRD,RICHARD SHERMAN

Valuation Report

11/03/2015

Page 49

Map/Lot:

014-025-008

Account: 1103 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Data
 Sale Date 04/26/2011
 Sale Price 500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Baselot (Fract)	20,000.00	6,325	10%	Size/Shape	632
Total Acres 0.10				Land Total		632
Accpt Land		600	Accepted Bldg		0	Total
						600

PERRY
Name: BAKER,LUCY

Valuation Report

11/03/2015

Page 50

Map/Lot:

018-014

Account: 219 Card: 1 of 1

Location:

15 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Below Street
Utilities Public WaterSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/01/1998
Sale Price 49,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Misc (Fract)	12,000.00	9,295	100%		9,295
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.60						Land Total 15,295

Dwelling Description

Replacement Cost New

Conventional	One Story	850 Sqft	Grade C 100	Base	82,365
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,233
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	850	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1962	0	Typical	Typical	Average	Typical	83,598	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None			None	77%	100%	100%	64,370

Acpt Land 15,300 **Accepted Bldg** 64,400 **Total** 79,700

PERRY
Name: BALARAN,ALAN L

Valuation Report

11/03/2015

Page 51

Map/Lot:
Location:

013-050-002
GIN COVE RD

Account: 366 Card: 1 of 1

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 02/01/2001
Sale Price 59,000
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean	85,000.00	100,573	75%	Unimproved	75,430
Total Acres 1.40						75,430
Acpt Land			75,400	Accepted Bldg		0
						Total
						75,400

PERRY
 Name: BANGOR HYDRO-ELECTRIC CO
 EMERA MAINE

Valuation Report

11/03/2015

Page 52

Account: 919 Card: 1 of 1

Map/Lot:
 Location:

B.H.E.C.
 POWER LINES, ETC

Neighborhood 25 PERRY TOWN LOCATIONS

Zoning/Use Utilities.....
 Topography
 Utilities None
 Street None

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1250.89	-----Utilities	1,000.00	1,250,890	100%		1,250,890
Total Acres 0.00				Land Total		1,250,890
Acpt Land		1,250,900	Accepted Bldg	0	Total	1,250,900

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellNone
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean -	75,000.00	106,066	100%		106,066	
0.80	Acres-Rear Land 1	3,000.00	2,400	60%	View/Envir	1,440	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 2.80						Land Total	110,506

Dwelling Description

Replacement Cost New

Conventional	Two Story	768 Sqft	Grade B 100	Base	142,893
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-96
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,670
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-4,310
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,500
Attic	1/2 Finished			Attic	7,278
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	150,845
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			no electricity..	76%	95% 86%	93,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	1032	B 100	27,245	Avg.	76%	95%	85%	16,819
Wood Deck	1960	373	B 100	4,042	Avg.	76%	95%	85%	2,495
Frame Shed	1960	48	E 100	633	Avg.	76%	100%	85%	411
Frame Garage	1960	1200	B 100	30,485	Avg.	76%	100%	85%	19,809
Outbuilding Total									39,534

Acpt Land	110,500	Accepted Bldg	132,700	Total	243,200
------------------	---------	----------------------	---------	--------------	---------

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellNone
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean -	75,000.00	106,066	100%		106,066	
0.80	Acres-Rear Land 1	3,000.00	2,400	60%	View/Envir	1,440	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 2.80						Land Total	109,306

Dwelling Description

Replacement Cost New

Conventional	One Story	728 Sqft	Grade D 100	Base	60,713
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-7,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,340
Rooms	3				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-3,280
Attic	1/4 Finished			Attic	3,282
FirePlaces	1			Fireplace	4,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Obsolete	Average	Typical	56,311
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			no electricity..	76%	95%	36,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	170	D 100	2,944	Ava.	76%	95%	90%	1,912
Encl Frame Porch	1960	140	D 100	1,793	Ava.	76%	95%	90%	1,166
Frame Shed	1960	100	E 100	898	Ava.	76%	100%	90%	614
Outbuilding Total									3,692

Acpt Land	109,300	Accepted Bldg	40,300	Total	149,600
------------------	---------	----------------------	--------	--------------	---------

PERRY
 Name: BANISZESKI,LARRY A.& SHIRLEY

Valuation Report

11/03/2015
 Page 55
 005-022-001
 MOUNTAIN RD

Account: 418 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Ocean -	75,000.00	35,969	75%	Restrictio	26,977
Total Acres 0.23			Land Total			26,977
Acpt Land		27,000	Accepted Bldg		0	Total
						27,000

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/23/2013
Sale Price 192,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 1 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
3.50	Acres-Rear Land 4	1,000.00	3,500	100%		3,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50						59,500

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	896 Sqft	Grade B 100	Base	156,088
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,248
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,120
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	168,966
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		90%	100% 100%	152,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1997	384	B 100	10,138	Avg.	90%	100%	100%	9,124
2S Frame Garage	1997	784	B 100	30,481	Avg.	90%	100%	100%	27,433
Finished Attic	1997	784	B 100	11,995	Avg.	90%	100%	100%	10,796
Patio	1997	324	C 100	2,930	Avg.	90%	100%	100%	2,637
Wood Deck	1997	420	C 100	3,610	Avg.	90%	100%	100%	3,249
Frame Shed	1997	324	D 100	3,351	Avg.	85%	100%	100%	2,848
Wood Deck	1997	192	B 100	2,232	Avg.	90%	100%	100%	2,009
Outbuilding Total									58,096

Acpt Land 59,500 **Accepted Bldg** 210,200 **Total** 269,700

PERRY
 Name: BARRETT,JACOB T & SUZANNE SAUNDERS

Valuation Report

11/03/2015

Page 57

Map/Lot:

008-006

Account: 718 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities NoneNone
 Street Semi-Improved

Sale Data	
Sale Date	07/13/2012
Sale Price	14,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.02	Acres-Ocean ---	25,000.00	35,532	90%	Unimproved	31,979	
Total Acres 2.02				Land Total		31,979	
Acpt Land		32,000	Accepted Bldg		0	Total	32,000

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/01/2001
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	8,485	100%		8,485
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			14,485

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	456 Sqft	Grade D 110	Base	78,816
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,997
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
1890	1977	Obsolete	Obsolete	Poor	Typical	74,389
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		40%	90% 100%	26,780
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	1890	133	D 110	1.063	Poor	383
Outbuilding Total						383
Acpt Land		14,500	Accepted Bldg		27,200	Total
						41,700

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/01/1997
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
54.00	Acres-Rear Land 2	450.00	24,300	100%		24,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 75.00						Land Total 100,300

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,120 Sqft	Grade C 110	Base	154,585
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,573
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1968	0	Typical	Typical	Average	Typical	170,258	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	100%	100%	134,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1968	40	C 110	930	Avg.	79%	100%	100%	735
Encl Frame Porch	1968	250	C 110	3,641	Avg.	79%	100%	100%	2,876
Frame Garage	1968	672	C 110	16,959	Avg.	74%	100%	100%	12,550
Stable w/Loft	1968	1536	C 100	18,672	Avg.	79%	100%	100%	14,751
Frame Shed	1968	480	C 100	5,681	Avg.	79%	100%	100%	4,488
Frame Shed	1968	168	E 100	1,246	Avg.	79%	100%	100%	984
Outbuilding Total									36,384

Acpt Land 100,300 **Accepted Bldg** 170,900 **Total** 271,200

PERRY
 Name: BASS,CATHERINE

Valuation Report

11/03/2015

Page 60

Map/Lot:

004-005

Account: 272 Card: 1 of 1

Location:

OLD EASTORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	04/13/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Ocean	85,000.00	208,207	75%	Access	156,155
4.00	Acres-Rear Land 1	3,000.00	12,000	100%		12,000
Total Acres 10.00					Land Total	168,155

Acpt Land	168,200	Accepted Bldg	0	Total	168,200
------------------	---------	----------------------	---	--------------	---------

PERRY
 Name: BASSETT,AMKUWIPOSOHEHS & NATALIE D

Valuation Report

11/03/2015

Page 61

Map/Lot: 014-015-001

Account: 68 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 09/05/2013
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	38,367	50%	Restrictio	19,183
Total Acres 0.23						19,183
Acpt Land			19,200	Accepted Bldg		0
						Total
						19,200

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 06/20/2012
Sale Price 92,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
47.00	Acres-Rear Land 2	450.00	21,150	100%		21,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 48.00						47,150

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,920 Sqft	Grade C 100	Base		205,212
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,568
Rooms	10					
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		16,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,920
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	228,700
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100%	208,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bav Window	1998	74	C 100	3,377	Avg.	91%	100%	100%	3,073
Open Frame Porch	1998	736	C 100	5,839	Avg.	91%	100%	100%	5,313
Open Frame Porch	1998	108	E 100	492	Avg.	91%	100%	100%	448
Frame Shed	1998	70	E 100	745	Fair	80%	100%	100%	596
Outbuilding Total									9,430

Acpt Land	47,200	Accepted Bldg	217,500	Total	264,700
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: BASSETT,FRANCIS P & HELEN M

Valuation Report

11/03/2015

Page 63

Map/Lot:

005-047

Account: 6 Card: 1 of 1

Location:

US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data	
Sale Date	03/01/1998
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
52.00	Acres-Rear Land 2	450.00	23,400	100%		23,400
Total Acres 52.00				Land Total		23,400
Accpt Land		23,400	Accepted Bldg	0	Total	23,400

PERRY
Name: BASSETT,GEORGE F

Valuation Report

11/03/2015

Page 64

Map/Lot: 010-010

Account: 766 Card: 1 of 1

Location: 1287 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/13/2011
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 1 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
9.20	Acres-Rear Land 2	450.00	4,140	100%		4,140
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.20						30,140

Dwelling Description				Replacement Cost New		
Ranch	One Story	936 Sqft	Grade B 100	Base		101,508
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,697
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		585
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	103,790
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	89%	100%	92,373

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1995	144	E 100	1,124	Ava.	89%	100%	100%	1,000
Wood Deck	1995	240	B 100	2,712	Ava.	89%	100%	100%	2,414
Outbuilding Total									3,414

Acpt Land 30,100 **Accepted Bldg** 95,800 **Total** 125,900

PERRY
 Name: BASSETT,JOSEPH

Valuation Report

11/03/2015

Page 65

Map/Lot:

004-001-D

Account: 1114 Card: 1 of 1

Location:

206 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade C 100	Base	89,357
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,178
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	1,092	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Poor	Typical	85,179
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
Delapidation			None	73%	50%	100%
						Value(Rcnd)
						31,090

Acpt Land 0 **Accepted Bldg** 31,100 **Total** 31,100

PERRY
 Name: BATISTA,MANUEL JR

Valuation Report

11/03/2015

Page 66

Account: 43 Card: 1 of 1

Map/Lot: 015-020-001
 Location: US RTE ONE

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 07/01/1989
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Family Member
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
Total Acres 25.00					Land Total	28,800
Acpt Land		28,800	Accepted Bldg		0	Total
						28,800

PERRY
 Name: BAXTER,MARY D

Valuation Report

11/03/2015

Page 67

Map/Lot:

003-045

Account: 385 Card: 1 of 1

Location:

487 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 08/01/1995
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
29.00	Acres-Rear Land 2	450.00	13,050	100%		13,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00						34,050
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1979	12X56	C 100	19.239	Avg.	40%	100%	100%	7,696
A-Roof.....	1979	1008	C 100	3.024	Avg.	83%	100%	100%	2,510
One Story Frame	1979	336	C 100	7.096	Avg.	83%	100%	100%	5,890
Frame Shed	1979	120	C 100	2.001	Avg.	83%	75%	100%	1,246
Frame Shed	1979	143	E 100	1.118	Poor	61%	50%	100%	341
Outbuilding Total									17,683

Acpt Land 34,100 **Accepted Bldg** 17,700 **Total** 51,800

PERRY
Name: BEAL,ELISABETH

Valuation Report

11/03/2015

Page 68

Map/Lot: 008-012-001

Account: 1067 Card: 1 of 1

Location: 163 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/29/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 3826-171 lein
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total 26,550

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	128,155
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	2,436
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2000	0	Typical	Typical	Average	Typical	138,091				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		91%	100% 100%	125,663				
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2000	128	B 100	1,592	Avq.	91%	100%	100%	1,449	
Wood Deck	2000	128	B 100	1,592	Avq.	91%	100%	100%	1,449	
Frame Shed	2000	100	E 100	898	Avq.	91%	100%	100%	817	
Stable w/Loft	2000	980	E 100	6,439	Fair	81%	100%	100%	5,216	
Outbuilding Total									8,931	
Acpt Land		26,600		Accepted Bldg		134,600		Total		161,200

PERRY
 Name: BEAL,FOREST

Valuation Report

11/03/2015

Page 69

Map/Lot: 014-009

Account: 660 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	07/30/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 DIVORCE B4173P171
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	38,367	50%	Restrictio	19,183	
Total Acres 0.23				Land Total		19,183	
Acpt Land		19,200	Accepted Bldg		0	Total	19,200

PERRY
Name: BEAL,FOREST R

Valuation Report

11/03/2015

Page 70

Map/Lot: 008-012-003

Account: 1066 Card: 1 of 1

Location: 105 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/30/2015
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Public Record
Validity Related Parties

Reference 1 DIVORCE B4173P171
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total 26,550

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade B 100	Base	167,633
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,654
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,260
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	180,047
Functional Obsolescence						Value(Rcnld)
None						169,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	288	B 100	2,970	Avq.	94%	100%	100%	2,792
Wood Deck	2006	217	B 100	2,482	Avq.	94%	100%	100%	2,333
Bulkhead	2006	35	B 100	1,391	Avq.	94%	100%	100%	1,308
Wood Deck	2006	128	B 100	1,592	Avq.	94%	100%	100%	1,496
Wood Deck	2006	40	B 100	712	Avq.	94%	100%	100%	669
Frame Garage	2006	288	C 100	8,893	Avq.	94%	100%	100%	8,359
Frame Shed	2006	192	E 100	1,368	Avq.	94%	75%	100%	964
Frame Shed	2006	96	E 100	878	Avq.	94%	100%	100%	825
Outbuilding Total									18,746

Acpt Land 26,600 **Accepted Bldg** 188,000 **Total** 214,600

PERRY
 Name: BEAL,FORREST R

Valuation Report

11/03/2015

Page 71

Map/Lot:

014-008-1

Account: 1110 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 07/30/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 DIVORCE B4173P171
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.30	Acres-Rear Land 1	3,000.00	900	100%		900	
Total Acres 0.30				Land Total		900	
Acpt Land		900	Accepted Bldg		0	Total	
						900	

PERRY
 Name: BEAL,MARC I

Valuation Report

11/03/2015

Page 72

Map/Lot:

015-045-002

Account: 927 Card: 1 of 1

Location:

9 COTTAGE LN

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.63	Acres-Rear Land 2	450.00	284	100%		284
Total Acres 1.63					Land Total	12,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1910	308	D 100	5,334	Ava.	65%	100%	100%	3,467
Open Frame Porch	1910	70	D 100	567	Ava.	65%	100%	100%	369
						Outbuilding Total			3,836

Acpt Land	12,300	Accepted Bldg	3,800	Total	16,100
------------------	--------	----------------------	-------	--------------	--------

PERRY
 Name: BECHARD,ROLAND A

Valuation Report

11/03/2015

Page 73

Map/Lot:

012-005-001

Location:

BECHARD LN

Account: 57 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/01/1994
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	80,000	90%	Unimproved	72,000	
3.50	Acres-Rear Land 2	450.00	1,575	100%		1,575	
Total Acres 4.50					Land Total	73,575	
Acpt Land		73,600	Accepted Bldg		0	Total	73,600

PERRY
 Name: BECHARD,ROLAND A & SUZANNE C

Valuation Report

11/03/2015
 Page 74
 012-003+004
 BOYDEN LAKE

Account: 1001 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.18	Acres-Lake	80,000.00	228,806	90%	Unimproved	205,925	
81.82	Acres-Rear Land 2	450.00	36,819	100%		36,819	
Total Acres 90.00					Land Total	242,744	
Acpt Land		242,700	Accepted Bldg		0	Total	242,700

PERRY
Name: BECHARD,SUZANNE C

Valuation Report

11/03/2015

Page 75

Map/Lot: 012-005

Account: 396 Card: 1 of 1

Location: 51 BECHARD LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/01/1994
Sale Price 54,000
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total 26,550

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	648 Sqft	Grade C 100	Base	101,577
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,409
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-972
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1980	Typical	Typical	Average	Typical	102,014
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	66,309	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1890	120	C 100	2,534	Avg.	65%	100%	100%	1,647
Encl Frame Porch	1890	192	C 100	2,717	Avg.	65%	100%	100%	1,766
Wood Deck	1890	192	C 100	1,786	Avg.	65%	100%	100%	1,161
Stable w/Loft	1890	320	C 100	6,001	Avg.	65%	100%	100%	3,901
Frame Shed	1890	144	D 100	1,843	Avg.	65%	100%	100%	1,198
Outbuilding Total									9,673

Acpt Land 26,600 **Accepted Bldg** 76,000 **Total** 102,600

PERRY

Valuation Report

11/03/2015

Name: BECHARD,TRUSTEES, ERIC & NICOLE

Page 76

BECHARD FAMILY COTTAGE TRUST

Map/Lot:

012-006

Account: 45 Card: 1 of 1

Location:

51 BECHARD LN

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

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

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Lake and Acres-Rear Land 2.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck and One Story Frame.

Acpt Land 81,200 Accepted Bldg 22,100 Total 103,300

PERRY
 Name: BEDARD, MARILYN FRANCIS

Valuation Report

11/03/2015

Page 77

Map/Lot:

004-030

Account: 155 Card: 1 of 1

Location:

285 COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean --	55,000.00	77,782	100%		77,782
2.00	Acres-Rear Land 1	3,000.00	6,000	60%	View/Envir	3,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total
						87,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1986	112	E 100	960	Fair	75%	50%	100%	360
Outbuilding Total									360
Acpt Land		87,400		Accepted Bldg		400		Total	87,800

PERRY
 Name: BELLIVEAU,MIGDALIA

Valuation Report

11/03/2015

Page 78

Map/Lot:

003-001

Account: 908 Card: 1 of 1

Location:

BIRCH POINT RD

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	09/18/2006
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean/Cove	50,000.00	52,440	100%		52,440	
3.90	Acres-Rear Land 1	3,000.00	11,700	100%		11,700	
Total Acres 5.00					Land Total	64,140	
Acpt Land		64,100	Accepted Bldg		0	Total	64,100

PERRY
 Name: BELMONT HILL SCHOOL INC

Valuation Report

11/03/2015

Page 79

Map/Lot:

001-003-001-009

Account: 255 Card: 1 of 1

Location:

BIRCH PT

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data	
Sale Date	12/05/2006
Sale Price	200,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	105,482	90%	Unimproved	94,934
8.76	Acres-Rear Land 1	3,000.00	26,280	100%		26,280
Total Acres 10.30				Land Total		121,214
Acpt Land		121,200	Accepted Bldg		0	Total
						121,200

PERRY
 Name: BERBINE,ESTHER MEAD

Valuation Report

11/03/2015

Page 80

Map/Lot:

013-032

Account: 275 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 01/01/1990
 Sale Price 3,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	14,422	50%	Restrictio	7,211
Total Acres 0.52						7,211
Acpt Land			7,200	Accepted Bldg		0
						Total
						7,200

PERRY
 Name: BERNARDINI,ANTHONY & LOREE

Valuation Report

11/03/2015

Page 81

Map/Lot: 002-010-001-001
 Location: LINCOLN COVE RD

Account: 48 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	07/01/1988
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	100%		15,000	
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000	
Total Acres 2.00					Land Total	18,000	
Acpt Land		18,000	Accepted Bldg		0	Total	18,000

PERRY
Name: BESS,LISA

Valuation Report

11/03/2015

Page 82

Map/Lot:

003-006

Account: 441 Card: 1 of 1

Location:

LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellNone
Street None

Sale Data
Sale Date 06/30/2009
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Acres-Ocean ---	25,000.00	28,395	100%		28,395
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.29			Land Total			30,195

Dwelling Description

Replacement Cost New

Conventional	One Story	256 Sqft	Grade E 100	Base	24,521
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-1,536
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-872
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	1/2 Finished			Attic	1,887
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	256	Insulation	-128
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	Obsolete	Obsolete	Average	Inadeq.	20,872	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		no electricity..		95%	39%	86%	6,612

Acpt Land

30,200

Accepted Bldg

6,600

Total

36,800

PERRY
 Name: BESS,LISA M & DIMAURO,JON F

Valuation Report

11/03/2015
 Page 83
 003-025-001
 GOLDING RD

Account: 58 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
3.50	Acres-Rear Land 1	3,000.00	10,500	60%	View/Envir	6,300
Total Acres 4.50					Land Total	24,300
Acpt Land		24,300	Accepted Bldg		0	Total
						24,300

PERRY
 Name: BISHOP,CINDY,SHELDON R & SARAH J

Valuation Report

11/03/2015
 Page 84
 018-013
 GOLDING RD

Account: 281 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
8.08	Acres-Rear Land 2	450.00	3,636	100%		3,636
Total Acres 9.08					Land Total	14,436
Acpt Land		14,400	Accepted Bldg		0	Total
						14,400

PERRY
Name: BISHOP,DANIEL

Valuation Report

11/03/2015

Page 85

Map/Lot: 015-019-004

Account: 964 Card: 1 of 1

Location: 1824 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Rural.....	Sale Date 09/28/2004
Topography	Rolling	Sale Price 6,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
1.18	Acres-Rear Land 2	450.00	531	100%		531
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.18						Land Total 24,531

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	576 Sqft	Grade D 110	Base	80,482
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,750
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	390
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	Typical	Typical	Average	Typical	76,820			
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		95%	70%	51,085			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	2010	256	E 100	1,696	Ava.	95%	100%	100%	1,611
Frame Shed	2013	864	D 100	7,876	Ava.	95%	100%	100%	7,482
						Outbuilding Total			9,093

Acpt Land 24,500 **Accepted Bldg** 60,200 **Total** 84,700

PERRY
Name: BISHOP,DANNY

Valuation Report

11/03/2015
Page 86
015-019-003
US RTE ONE

Account: 965 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date 06/18/2011
Sale Price 9,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
1.06	Acres-Rear Land 2	450.00	477	100%		477
Total Acres 2.06					Land Total	18,477

Acpt Land	18,500	Accepted Bldg	0	Total	18,500
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: BISHOP,DWIGHT

Valuation Report

11/03/2015

Page 87

Map/Lot: 015-011

Location: 306 LAKE RD

Account: 50 Card: 1 of 1

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	18,000

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	920 Sqft	Grade C 110	Base	95,852
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,272
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	Typical	Typical	Below Average	Typical	93,580			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Delapidation		None		77%	86%	100%	61,969		
Outbuildings/Additions/Improvements						Percent Good	Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1S Ma Overhanga	1975	40	C 110	1,514	Avq-	77%	86%	100%	1,003
Outbuilding Total									1,003
Acpt Land			18,000	Accepted Bldg		63,000	Total		81,000

PERRY
 Name: BISHOP,HARRY

Valuation Report

11/03/2015

Page 88

Map/Lot:

015-021-A

Account: 887 Card: 1 of 1

Location:

1824 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellCesspool
 Street Paved

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

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1978	14X66	D 100	21,192	Poor	10%	100%	100%	2,119
Frame Shed	2010	144	E 100	1,124	Avg.	95%	100%	100%	1,068
Outbuilding Total									3,187
Acpt Land			0	Accepted Bldg		3,200	Total		3,200

PERRY

Valuation Report

11/03/2015

Name: BISHOP,HERBERT E & KATHRYN E

Page 89

LIFE ESTATE

Map/Lot:

015-010

Account: 53 Card: 1 of 1

Location:

LAKE RD

Neighborhood 4 LAKE RD
 Tree Growth 2007
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2017

Reference 1 LIFE ESTATE - TAMMY BISHOP B4038P51

Reference 2

Tran/Land/Bldg 0 0 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-Mixed Wood	126.00	1,008	100%		1,008
Total Acres 8.00				Land Total		1,008
Acpt Land		1,000	Accepted Bldg		0	Total
						1,000

PERRY

Valuation Report

11/03/2015

Name: BISHOP,HERBERT E & KATHRYN E

Page 90

LIFE ESTATE

Map/Lot:

015-006

Account: 54 Card: 1 of 1

Location:

11 SAW MILL RD

Neighborhood 4 LAKE RD
 Tree Growth 2007
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2017

Reference 1 LIFE ESTATE - TAMMY BISHOP B4038P51

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
80.00	Acres-Softwood	119.00	9,520	100%		9,520
Total Acres 82.00			Land Total			29,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1990	900	E 100	4.986	Avg.	88%	100%	100%	4,388
2S Frame Shed	1992	961	D 100	12.839	Avg-	83%	100%	100%	10,656
						Outbuilding Total			15,044

Acpt Land 30,000 **Accepted Bldg** 15,000 **Total** 45,000

PERRY
 Name: BISHOP,HERBERT E & KATHRYN E
 LIFE ESTATE

Valuation Report

11/03/2015

Page 91

Map/Lot:

015-007

Location:

9 BISHOP LN

Account: 56 Card: 1 of 2

Neighborhood 4 LAKE RD
 Tree Growth 2007
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2007

Reference 1 LIFE ESTATE - TAMMY BISHOP B4038P51

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Lake	80,000.00	113,137	100%		113,137	
9.00	Acres-Mixed Wood	126.00	1,134	100%		1,134	
16.98	Acres-Rear Land 2	450.00	7,641	100%		7,641	
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000	
Total Acres 28.98						Land Total	160,912

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	884 Sqft	Grade C 100	Base	120,510
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,698
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	None			Attic	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	1979	Typical	Typical	Average	Typical	117,812
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	76,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1896	390	C 100	8,237	Avq.	65%	100%	100%	5,354
Wood Deck	1896	486	C 100	4,138	Avq.	65%	100%	100%	2,690
Open Frame Porch	1896	32	C 100	397	Avq.	65%	100%	100%	258
Frame Garage	1896	768	C 100	17,048	Avq.	65%	100%	100%	11,081
Frame Shed	1896	388	D 100	3,887	Avq.	60%	100%	100%	2,332
Frame Shed	1896	500	E 100	2,942	Poor	40%	100%	100%	1,177
Frame Shed	1896	81	E 100	802	Poor	40%	100%	100%	321
Frame Shed	1896	80	D 100	1,306	Avq.	65%	100%	100%	849
Open Frame Porch	1896	30	D 100	313	Avq.	65%	100%	100%	203
Outbuilding Total									24,265

Acpt Land

160,900

Accepted Bldg

100,800 **Total**

261,700

PERRY
 Name: BISHOP,HERBERT E & KATHRYN E
 LIFE ESTATE

Valuation Report

11/03/2015

Page 92

Account: 56 Card: 2 of 2

Map/Lot:
 Location:

015-007
 43 BISHOP LN

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	576 Sqft	Grade C 100	Base	95,801
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,365
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1960	0	Typical	Typical	Average		Typical			88,302	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		76%	100%	100%		67,110		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
One Story Frame	1960	264	C 100	5,576	Avg.	76%	100%	100%	4,238	
One Story Frame	1960	196	C 100	4,140	Avg.	76%	100%	100%	3,146	
Wood Deck	1960	100	C 100	1,050	Avg.	76%	100%	100%	798	
Wood Deck	1960	60	C 100	730	Avg.	76%	100%	100%	555	
Open Frame Porch	1960	160	C 100	1,387	Avg.	76%	100%	100%	1,054	
Outbuilding Total									9,791	
Acpt Land			0	Accepted Bldg			76,900	Total		76,900

PERRY

Valuation Report

11/03/2015

Name: BISHOP,HERBERT E & KATHRYN E
LIFE ESTATE

Page 93

Map/Lot:

015-007

Account: 56

Location:

43 BISHOP LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	160,900	100,800	261,700	160,900	100,800	261,700
2	0	76,900	76,900	0	76,900	76,900
TOTAL	160,900	177,700	338,600	160,900	177,700	338,600

PERRY
 Name: BISHOP,SHELDON & SARAH
 BISHOP, CINDY L

Valuation Report

11/03/2015

Page 94

Account: 1028 Card: 1 of 1

Map/Lot: 018-013-001
 Location: 1 DAGGETT LN

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/1996
 Sale Price 1,000
 Sale Type Land Only
 Financing Unknown
 Verified Seller
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 1 50 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.92	Acres-Rear Land 2	450.00	414	100%		414
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.92						Land Total 18,414

Dwelling Description

Replacement Cost New

Ranch	One Story	1,328 Sqft	Grade B 100	Base	127,110
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	830
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	132,940
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	90%	100%	119,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	64	B 100	952	Ava.	90%	100%	100%	857
Frame Garage	1996	768	B 100	21,310	Ava.	90%	100%	100%	19,179
Outbuilding Total									20,036

Acpt Land 18,400 **Accepted Bldg** 139,700 **Total** 158,100

Valuation Report

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/24/2004
Sale Price 13,624
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.60	Acres-Rear Land 2	450.00	8,820	100%		8,820
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.60						Land Total 26,820

Dwelling Description

Replacement Cost New

Ranch	One Story	1,904 Sqft	Grade B 100	Base	164,730
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1904 Sqft, Grade C	Basement Gar	None	Fin Bsmt	28,560
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,451
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,190
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	205,431
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			None	94%	100%	193,105
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnd
Wood Deck	2006	336	B 100	3,672	Avg.	3,452
Percent Good						Value
Outbuilding Total						3,452
Acpt Land		26,800	Accepted Bldg		196,600	Total 223,400

PERRY
 Name: BLAIS,NANNETTE

Valuation Report

11/03/2015

Page 96

Map/Lot:

004-001-C

Account: 1113 Card: 1 of 1

Location:

141 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	2011	14X60	C 100	23,132	Avq.	95%	100%	100%	21,975	
Frame Shed	2011	100	E 100	898	Avq.	95%	100%	100%	853	
Outbuilding Total									22,828	
Acpt Land			0	Accepted Bldg			22,800	Total		22,800

PERRY
 Name: BLANCHARD,BRENDA

Valuation Report

11/03/2015

Page 97

Map/Lot:

010-016-001

Account: 959 Card: 1 of 1

Location:

202 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2 14 X 44 ADDITION 2012
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
6.80	Acres-Rear Land 4	1,000.00	6,800	100%		6,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.80						Land Total
						62,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1974	14X60	B 100	25,764	Avg.	40%	100%	100%	10,306
One Story Frame	1974	180	C 100	3,802	Avg.	82%	100%	100%	3,118
Wood Deck	1974	378	C 100	3,274	Avg.	82%	100%	100%	2,685
Concrete Slab...	1974	840	C 100	2,100	Avg.	82%	100%	100%	1,722
Frame Shed	1974	120	E 100	1,000	Avg.	77%	100%	100%	770
1 & 1/2 Storv Fr	2011	616	C 100	17,692	Avg.	95%	50%	100%	8,404
Outbuilding Total									27,005

Acpt Land	62,800	Accepted Bldg	27,000	Total	89,800
------------------	--------	----------------------	--------	--------------	--------

Map/Lot: 001-003-001-006
 Location: 52 COBSCOOK DR

Account: 759 Card: 1 of 1

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/20/2005
 Sale Price 179,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Ocean	85,000.00	134,397	100%		134,397
8.10	Acres-Cranberry	5,000.00	40,500	100%		40,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.60						Land Total 180,897

Dwelling Description

Replacement Cost New

Conventional	One Story	952 Sqft	Grade B 110	Base	121,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-2,618
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,363
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,924
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	655
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	131,944
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			no electricity..	94%	100% 86%	106,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2006	224	B 110	6,505	Ava.	94%	100%	85%	5,228
Wood Deck	2006	224	B 110	2,807	Ava.	94%	100%	85%	2,256
Outbuilding Total									7,484

Acpt Land 180,900 **Accepted Bldg** 113,500 **Total** 294,400

PERRY
Name: BLATT,GREGORY

Valuation Report

11/03/2015

Page 99

Map/Lot: 015-016

Account: 619 Card: 1 of 1

Location: 719 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data	
Sale Date	02/01/1989
Sale Price	27,000
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
50.00	Acres-Rear Land 2	450.00	22,500	100%		22,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 51.00						40,500

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	900 Sqft	Grade C 110	Base	133,972
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,183
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
0	2002	Typical	Typical	Average	Typical	136,155
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	65%	75%	66,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Bulkhead	0	35	C 110	1,224	Avg.	65%	75%	100%	597
Frame Garage	0	420	E 100	5,568	Avg.	65%	100%	100%	3,619
Frame Shed	0	64	E 100	714	Avg.	65%	100%	100%	464
Outbuilding Total									4,680

Acpt Land 40,500 **Accepted Bldg** 71,100 **Total** 111,600

PERRY
 Name: BLEHEEN,LISA M & MAGNANO,JULIE

Valuation Report

11/03/2015
 Page 100
 005-070-001
 LEACH PT RD

Account: 416 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 08/01/1998
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
4.00	Acres-Baselot (Fract)	15,000.00	30,000	60%	View/Envir	18,000
Total Acres 5.00					Land Total	36,000
Acpt Land		36,000	Accepted Bldg		0	Total
						36,000

PERRY
Name: BOKF,NA

Valuation Report

11/03/2015

Page 101

Map/Lot:

006-027

Account: 462 Card: 1 of 1

Location:

95 COUNTY RD

Neighborhood 17 ROUTE 190

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

Sale Data
Sale Date 01/14/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 6
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 (Fract)	30,000.00	41,243	100%		41,243
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.89					Land Total	47,243

Commercial Description

Occupancy Type	Restaurant.....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Good					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Wall/Floor Furn					
Built	1985					
Remodeled	0					
Base Cost/Sqft		78.18				
Heat-Cool/Sqft	+	1.30				
Total		79.48				
Size Factor	X	1.079				
Adjusted Cost/Sqft		85.76				
Total Square Feet	X	1,705				
Replacement Cost		146,221				
Condition	Good					
% Good Physical	X	.79				
Functional	X	1.00				
Subtotal		115,515				
Economic Factor	X 1.00					
			Total Value		115,515	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Finished Attic	1985	580	B 100	10,338	Avq.	86%	100%	100%	8,891
Open Frame Porch	1985	244	B 100	2,545	Avq.	86%	100%	100%	2,189
Wood Deck	1985	36	B 100	672	Avq.	86%	100%	100%	578
Outbuilding Total									11,658

Acpt Land 47,200 **Accepted Bldg** 127,200 **Total** 174,400

PERRY
 Name: BOOKER,ROBERT

Valuation Report

11/03/2015

Page 102

Map/Lot:

003-022

Account: 781 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 01/24/2008
 Sale Price 6,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Baselot (Fract)	15,000.00	11.325	90%	Unimproved	10,192
Total Acres 0.57						10,192
						Land Total

Accpt Land	10,200	Accepted Bldg	0	Total	10,200
-------------------	--------	----------------------	---	--------------	--------

Neighborhood 9 LEACH PT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/10/2003
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	Access	27,000
5.46	Acres-Rear Land 1	3,000.00	16,380	100%		16,380
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.46						Land Total 49,380

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,296 Sqft	Grade C 110	Base	119,282
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	972 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	17,220
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,067
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Heavy			Insulation	713
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	Typical	Typical	Average	Typical	157,982			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	Location	92%	100%	90%	130,809				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2003	288	C 110	2,809	Avg.	92%	100%	90%	2,326
Open Frame Porch	2004	144	C 110	1,389	Avg.	92%	100%	90%	1,150
2S Frame Garage	2004	832	C 110	28,061	Avg.	92%	100%	90%	23,234
1SFr Overhang	2003	45	C 110	1,045	Avg.	92%	100%	90%	865
						Outbuilding Total			27,575
Acpt Land		49,400		Accepted Bldg		158,400		Total	207,800

PERRY
 Name: BOONE,DAVID & MARY ELLEN

Valuation Report

11/03/2015

Page 104

Map/Lot: 013-030-001

Account: 577 Card: 1 of 1

Location: 685 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/01/2014
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 26,180

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 110	Base	130,024
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-95
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,412
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	832
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Fair	Typical	139,773
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				76%	100%	106,227
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1992	288	C 100	2,554	Avg.	2,248
Percent Good						Outbuilding Total 2,248
						Value
						Rcnld

Acpt Land 26,200 **Accepted Bldg** 108,500 **Total** 134,700

PERRY
 Name: BOTELHO,ROLAND & ELIZABETH

Valuation Report

11/03/2015

Page 105

Map/Lot:

011-008

Account: 128 Card: 1 of 1

Location:

4 FOX FIELD LN

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Level
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data	
Sale Date	07/31/2013
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
Total Acres 1.00				Land Total		12,000
Acpt Land		12,000	Accepted Bldg		0	Total
						12,000

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
62.00	Acres-Rear Land 2	450.00	27,900	100%		27,900
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 63.00						Land Total 44,700

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	553 Sqft	Grade E 110	Base	51,676
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-61
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-1,755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-721
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	3,577
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-456
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	2010	Old Type	Old Type	Below Average	Typical	Value(Rcnld)	
None		None		71%	94%	100%	34,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Wood Deck	1960	147	E 110	784	Avq-	71%	94%	100%	524	
Encl Frame Porch	1960	20	E 110	528	Avq-	71%	94%	100%	352	
Wood Deck	1960	264	E 110	1,299	Avq-	71%	94%	100%	867	
Frame Shed	1960	384	E 100	2,350	Poor	53%	50%	100%	623	
Stable w/Loft	1960			----- S O U N D V A L U E -----					1,000	
Outbuilding Total									3,366	

Acpt Land	44,700	Accepted Bldg	38,200	Total	82,900
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: BOWEN,BRENDA

Valuation Report

11/03/2015

Page 107

Map/Lot:

003-026-B

Account: 1044 Card: 1 of 1

Location:

284 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12Mobile Home	1968	12X56	C 100	19,239	Avq.	40%	100%	100%	7,696	
A-Roof.....	1968	672	C 100	2,016	Avq.	79%	100%	100%	1,593	
One Story Frame	1968	96	C 100	2,028	Avq.	79%	100%	100%	1,602	
Encl Frame Porch	1968	80	C 100	1,573	Avq.	79%	100%	100%	1,243	
Frame Shed	1968	160	E 100	1,205	Poor	57%	100%	100%	687	
Drilled Well	1968	1	C 100	3,000	Avq.	79%	100%	100%	2,370	
Septic System	1968	1	C 100	3,000	Avq.	79%	100%	100%	2,370	
Outbuilding Total									17,561	
Acpt Land			0	Accepted Bldg			17,600	Total		17,600

PERRY
 Name: BOWEN,DANA ET AL

Valuation Report

11/03/2015

Page 108

Map/Lot:

003-026

Account: 65 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 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-Misc (Fract)	12,000.00	20,785	100%		20,785
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
Total Acres 21.00					Land Total	38,485

Acpt Land 38,500 **Accepted Bldg** 0 **Total** 38,500

PERRY
 Name: BOWEN,RICHARD

Valuation Report

11/03/2015

Page 109

Map/Lot:

003-026-A

Account: 1087 Card: 1 of 1

Location:

270 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 14 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12Mobile Home	1969	12X56	D 100	16,397	Avq-	30%	100%	100%	4,919	
A-Roof.....	1969	672	D 100	1,653	Avq-	75%	100%	100%	1,240	
Concrete Slab...	1969	672	D 100	1,378	Avq-	75%	100%	100%	1,034	
Wood Deck	1969	120	E 100	605	Poor	57%	100%	100%	345	
Open Frame Porch	1969	48	E 100	260	Poor	57%	100%	100%	148	
Frame Shed	1969	240	D 100	2,647	Avq-	75%	100%	100%	1,985	
Frame Shed	1969	72	E 100	756	Fair	67%	100%	100%	507	
One Story Frame	1969	560	E 100	5,914	Avq-	75%	100%	100%	4,436	
Dug Well	1969	1	C 100	2,500	Avq.	80%	100%	100%	2,000	
Septic System	1969	1	C 100	3,000	Avq.	80%	100%	100%	2,400	
Outbuilding Total									19,014	
Acpt Land			0	Accepted Bldg			19,000	Total		19,000

Valuation Report

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 08/01/2002
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2 HOUSE UNDER CONSTRUCTION
 Tran/Land/Bldg 5 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Ocean -	75,000.00	56,624	100%		56,624
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57			Land Total			62,624

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,240 Sqft	Grade B 100	Base	188,942
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	Heavy			Insulation	1,356
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Obsolete	Obsolete	Average	Typical	190,298
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
Incomplete		None		92%	54% 100%	94,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2003	432	B 100	4,632	Avq.	92%	54%	100%	2,301
2S Frame Garage	2003	896	B 100	33,764	Avq.	92%	54%	100%	16,774
Finished Attic	2003	896	B 100	12,905	Avq.	92%	54%	100%	6,411
One Story Frame	2003	315	B 100	8,316	Avq.	92%	54%	100%	4,132
Outbuilding Total									29,618

Acpt Land 62,600 **Accepted Bldg** 124,200 **Total** 186,800

Valuation Report

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 08/01/2002
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean -	75,000.00	56,624	100%		56,624
Total Acres 0.57			Land Total			56,624

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	441 Sqft	Grade SC100	Base	40,394
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-3,929
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-460
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,960
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-291
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	Obsolete	Obsolete	Average	Typical	31,754			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		78%	90% 100%	22,291			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	147	SC100	849	Ava.	78%	90%	100%	596
Outbuilding Total									596

Acpt Land 56,600 **Accepted Bldg** 22,900 **Total** 79,500

PERRY
Name: BOYLE,PAULA JANE

Valuation Report

11/03/2015

Page 112

Map/Lot:

011-028

Account: 67 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2 NEW HOUSE 2010?
Tran/Land/Bldg 5 0 0
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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500	
Total Acres 11.00				Land Total		15,300	
Acpt Land		15,300	Accepted Bldg		0	Total	15,300

PERRY
 Name: BRADSHAW,DEAN L & NAN J

Valuation Report

11/03/2015

Page 113

Map/Lot:

002-010-001

Location:

LINCOLN COVE RD

Account: 695 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 01/07/2005
 Sale Price 149,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	57,650	90%	Unimproved	51,885	
5.06	Acres-Rear Land 1	3,000.00	15,180	100%		15,180	
Total Acres 5.52					Land Total	67,065	
Acpt Land		67,100	Accepted Bldg		0	Total	67,100

PERRY
 Name: BRADSHAW,DEAN L & NAN J

Valuation Report

11/03/2015

Page 114

Map/Lot:

002-014

Location:

ISLAND

Account: 696 Card: 1 of 1

Neighborhood 22 ISLAND

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 01/07/2005
 Sale Price 149,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Rear Land 1	3,000.00	510	100%		510
Total Acres 0.17				Land Total		510
Acpt Land		500	Accepted Bldg		0	Total
						500

PERRY
 Name: BRADSHAW,DEAN L & NAN J

Valuation Report

11/03/2015

Page 115

Account: 846 Card: 1 of 1

Map/Lot: 002-010-004
 Location: LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 01/07/2005
 Sale Price 149,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	120,208	90%	Unimproved	108,187	
1.87	Acres-Rear Land 1	3,000.00	5,610	100%		5,610	
Total Acres 3.87					Land Total	113,797	
Acpt Land		113,800	Accepted Bldg		0	Total	113,800

PERRY
 Name: BRADY,SCOTT & RHONDA

Valuation Report

11/03/2015

Page 116

Map/Lot:

008-009

Account: 531 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Level
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/01/2014
 Sale Price 2,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 1.00				Land Total		18,000
Accpt Land		18,000	Accepted Bldg		0	Total
						18,000

PERRY
Name: BREWSTER, ANNE M

Valuation Report

11/03/2015

Page 117

Map/Lot:

012-015-001

Account: 989 Card: 1 of 1

Location:

JOHNSON RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 2 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
27.00	Acres-Rear Land 2	450.00	12,150	100%		12,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 28.00						Land Total 30,150

Dwelling Description

Replacement Cost New

Conventional	One Story	1,288 Sqft	Grade B 100	Base	133,671
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-161
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,000
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,367
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	805
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	147,182
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	93%	100%	100%	136,879	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2004	392	B 100	4,232	Avg.	93%	100%	100%	3,936
Res. Greenhouse	2004	1248	D 100	21,411	Avg.	93%	100%	100%	19,912
Metal Garage	1999	2688	B 100	68,299	Good	92%	100%	100%	62,835
Frame Shed	2004	100	E 100	898	Avg.	93%	100%	100%	835
Outbuilding Total									87,518

Acpt Land 30,200 **Accepted Bldg** 224,400 **Total** 254,600

PERRY
 Name: BRIDGES,JENNIFER

Valuation Report

11/03/2015

Page 118

Map/Lot:

006-047

Account: 452 Card: 1 of 1

Location:

MAHAR LN

Neighborhood 14 MAHAR LN

Zoning/Use Residential .
 Topography Level
 Utilities Dug Well
 Street Semi-Improved

Sale Data	
Sale Date	09/11/2003
Sale Price	4,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
Total Acres 4.00					Land Total	15,750

Acpt Land	15,800	Accepted Bldg	0	Total	15,800
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: BROOKS,JANE LESLIE & KENNETH L

Valuation Report

11/03/2015

Page 119

Map/Lot:

014-012

Account: 74 Card: 1 of 1

Location:

SOUTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Lake	80,000.00	66,453	90%	Unimproved	59,808
Total Acres 0.69						59,808
Acpt Land			59,800	Accepted Bldg		0
						Total
						59,800

Valuation Report

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 05/01/1997
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Lake	80,000.00	66,453	100%		66,453
Total Acres 0.69						66,453

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	266 Sqft	Grade E 50	Base	12,773
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-444
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	266	Insulation	-66
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	None	None	Fair	Inadeq.	9,865
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		no electricity..		64%	73%	90%

Accpt Land 66,500 **Accepted Bldg** 4,100 **Total** 70,600

PERRY
Name: BROOKS,NELSON

Valuation Report

11/03/2015

Page 121

Map/Lot: 015-032

Account: 776 Card: 1 of 1

Location: 158 LAKE RD

Neighborhood 4 LAKE RD
Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 07/01/1996
Sale Price 35,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Rear Land 1	3,000.00	33,000	100%		33,000
Total Acres 11.00						33,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	896 Sqft	Grade C 100	Base	123,171
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,477
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,000
Attic	None			Attic	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	Typical	Typical	Average	Typical	113,152			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	99,574			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1991	256	C 100	5,407	Ava.	88%	100%	100%	4,758
Frame Shed	1991	36	E 100	572	Poor	67%	100%	100%	383
Outbuilding Total									5,141
Acpt Land		33,000		Accepted Bldg		104,700		Total	137,700

PERRY
Name: BROOKS,PAUL C

Valuation Report

11/03/2015

Page 122

Map/Lot:

004-023

Account: 71 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Ocean --	55,000.00	122,984	90%	Unimproved	110,685	
19.00	Acres-Rear Land 1	3,000.00	57,000	60%	View/Envir	34,200	
Total Acres 24.00					Land Total	144,885	
Acpt Land		144,900	Accepted Bldg		0	Total	144,900

PERRY
 Name: BROWN,BENJAMIN C & BETHANY J

Valuation Report

11/03/2015

Page 123

Map/Lot:

015-001

Account: 233 Card: 1 of 1

Location:

LAKE RD

Neighborhood 4 LAKE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	10/06/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	30,000	90%	Unimproved	27,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
12.75	Acres-Rear Land 3(>100)	300.00	3,825	100%		3,825
Total Acres 113.75			Land Total			75,825
Acpt Land		75,800	Accepted Bldg		0	Total
						75,800

PERRY
Name: BROWN,BENJAMIN E

Valuation Report

11/03/2015

Page 124

Map/Lot: 011-009-018
Location: 23 ROYS WAY

Account: 242 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/15/2013
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						22,050

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	139,067
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	6,600
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Heavy			Insulation	901
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Average	Typical	152,068
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100%	135,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	416	C 110	3,703	Avg.	89%	100%	100%	3,296
Wood Deck	1993	256	C 110	2,528	Avg.	89%	100%	100%	2,250
Wood Deck	1993	364	C 110	3,478	Avg.	89%	100%	100%	3,095
Frame Shed	1993	1700	D 100	14,882	Avg.	89%	100%	100%	13,245
Outbuilding Total									21,886

Acpt Land 22,100 **Accepted Bldg** 157,200 **Total** 179,300

PERRY
Name: BROWN,JANICE

Valuation Report

11/03/2015
Page 125
015-051
US RTE ONE

Account: 212 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 5.00					Land Total	19,800
Acpt Land		19,800	Accepted Bldg		0	Total
						19,800

PERRY
Name: BROWN,JANICE

Valuation Report

11/03/2015

Page 126

Map/Lot: 015-052

Account: 214 Card: 1 of 1

Location: 30 POTTLE RD

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/01/1992
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
45.00	Acres-Rear Land 2	450.00	20,250	100%		20,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 46.00						46,250

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	667 Sqft	Grade C 100	Base	104,543
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-800
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,167
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2007	Typical	Typical	Average	Typical	108,576
Functional Obsolescence						Value(Rcnd)
None				65%	95%	67,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 3/4 Storv Fr	1850	448	C 100	13,436	Ava.	65%	95%	100%	8,296
Frame Shed	1850	96	C 100	1,756	Ava.	65%	95%	100%	1,084
Outbuilding Total									9,380

Acpt Land

46,300

Accepted Bldg

76,400

Total

122,700

Valuation Report

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	07/23/2004
Sale Price	53,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
Total Acres 25.00						31,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,796 Sqft	Grade B 110	Base	270,025
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	6,353
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,161
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	286,789
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	94%	80% 100%	215,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2006	128	B 110	2,864	Avg.	94%	80%	100%	2,154
2S Encl Fr Porch	2013	180	B 110	5,280	Avg.	94%	60%	100%	2,978
2S Frame Garage	2013	957	B 110	39,107	Avg.	94%	60%	100%	22,057
Outbuilding Total									27,189

Acpt Land	31,800	Accepted Bldg	242,900	Total	274,700
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: BROWN,KEVIN & MARY ANN

Valuation Report

11/03/2015

Page 128

Map/Lot:

006-015

Account: 729 Card: 1 of 1

Location:

MAHAR LN

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Access	10,800
31.00	Acres-Rear Land 2	450.00	13,950	100%		13,950
Total Acres 32.00					Land Total	24,750

Acpt Land 24,800 **Accepted Bldg** 0 **Total** 24,800

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
13.00	Acres-Rear Land 4	1,000.00	13,000	100%		13,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 14.00						69,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	814 Sqft	Grade C 100	Base	118,108
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,516
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1978	Typical	Typical	Average	Typical	121,592
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		65%	81% 100%	64,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1890	240	C 100	2,005	Avg.	65%	81%	100%	1,055
One Story Frame	1890	176	C 100	3,717	Avg.	65%	81%	100%	1,957
Wood Deck	1890	192	D 100	1,465	Avg.	65%	100%	100%	952
Frame Shed	1890	192	D 100	2,244	Avg.	65%	100%	100%	1,459
Wood Deck	1890	208	D 100	1,569	Avg.	65%	100%	100%	1,020
Frame Shed	1890	660	D 100	6,166	Avg.	65%	100%	100%	4,008
One Story Frame	1890	384	C 100	8,110	Avg.	65%	100%	100%	5,272
Frame Garage	1890	384	C 100	10,524	Avg.	65%	100%	100%	6,841

Outbuilding Total 22,564

Acpt Land 69,000 **Accepted Bldg** 86,600 **Total** 155,600

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						36,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	952 Sqft	Grade B 100	Base		157,456
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
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		2,588
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		893
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout				
1998	0	Typical	Typical	Average	Typical		160,937		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Location		91%	80%	100%	117,162		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1998	400	B 100	4,312	Avq.	91%	80%	100%	3,139
Outbuilding Total							3,139		
Acpt Land		36,000	Accepted Bldg		120,300	Total		156,300	

PERRY
Name: BROWN,MICHAEL & ELLEN

Valuation Report

11/03/2015
Page 131
010-043
444 SHORE RD

Account: 84

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	69,000	86,600	155,600	69,000	86,600	155,600
2	36,000	120,300	156,300	36,000	120,300	156,300
TOTAL	105,000	206,900	311,900	105,000	206,900	311,900

PERRY

Valuation Report

11/03/2015

Name: BROWN,PATRICIA ANN TRUSTEE

Page 132

PATRICIA ANN BROWN REVOCABLE TRUST

Map/Lot:

015-012-003

Account: 951 Card: 1 of 1

Location:

65 SUNSET COVE LN

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Table with 2 columns: Field Name, Value. Includes Sale Date (11/09/2012), Sale Price (298,000), Sale Type (Land & Buildings), Financing (Unknown), Verified (Public Record), Validity (Arms Length Sale).

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Lists land units and improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit/Grade, Material, Replacement Cost. Details dwelling components like Ranch, Exterior, Foundation, Heating, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Summarizes dwelling condition metrics.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Lists outbuildings like Frame Garage, Frame Shed, Wood Deck, etc.

Acpt Land

89,100

Accepted Bldg

192,200

Total

281,300

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	2004	Sale Date 09/01/1994
Zoning/Use	Residential .	Sale Price 211,000
Topography	Above Street	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Semi-Improved	Verified Public Record
TG RECERT YEAR	2004	Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
5.42	Acres-Rear Land 4	1,000.00	5,420	100%		5,420
11.00	Acres-Softwood	119.00	1,309	100%		1,309
27.00	Acres-Mixed Wood	126.00	3,402	100%		3,402
3.00	Acres-Wasteland	120.00	360	100%		360
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 47.42					Land Total	66,491

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,168 Sqft	Grade B 100	Base	181,621
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,705
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,278
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	199,104
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	171,229	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1987	140	B 100	3,696	Avq.	86%	100%	100%	3,179
Frame Shed	1987	192	C 100	2,737	Avq.	86%	100%	100%	2,354
2S Frame Garaae	1987	884	B 100	33,412	Avq.	86%	100%	100%	28,734
Frame Shed	1987	286	D 100	3,032	Avq.	86%	100%	100%	2,608
Wood Deck	1987	140	B 100	1,712	Avq.	86%	100%	100%	1,472
Frame Shed	1987	48	E 100	633	Avq.	86%	100%	100%	544
Outbuilding Total									38,891

Acpt Land	66,500	Accepted Bldg	210,100	Total	276,600
------------------	--------	----------------------	---------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: BUBIER, DONNA

Page 134

LOZIER ET AL, EDWARD

Map/Lot:

013-023

Account: 471 Card: 1 of 1

Location:

785 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.70	Acres-Baselot (Fract)	20,000.00	16,733	100%		16,733	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.70						Land Total	22,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1975	14X66	D 100	21.192	Poor	10%	100%	100%	2,119
A-Roof.....	1975	924	D 100	2.273	Poor	60%	100%	100%	1,364
Frame Garage	1983	480	C 100	12.155	Ava.	85%	100%	100%	10,332
Outbuilding Total									13,815

Acpt Land	22,700	Accepted Bldg	13,800	Total	36,500
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: BUBIER,DONNA R

Valuation Report

11/03/2015

Page 135

Map/Lot:

013-024

Account: 86 Card: 1 of 1

Location:

767 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/26/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.00						Land Total	26,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1990	720	D 100	13,311	Poor	66%	100%	100%	8,785
14Mobile Home	1970	12X56	D 100	16,397	Poor	10%	100%	100%	1,640
Outbuilding Total									10,425

Acpt Land 26,900 **Accepted Bldg** 10,400 **Total** 37,300

PERRY

Valuation Report

11/03/2015

Name: BUCKLIN,FRED W

Page 136

TRUSTEE OF SHORE ROAD REALTY TRUST

Map/Lot:

010-059

Account: 103 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Rural.....
Topography Above Street
Utilities None
Street Semi-Improved

Sale Date 09/01/1998
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	50,000.00	50,000	90%	Unimproved	45,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 25.00					Land Total	66,800

Acpt Land	66,800	Accepted Bldg	0	Total	66,800
------------------	--------	----------------------	---	--------------	--------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Lake	80,000.00	66,453	100%		66,453
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.69						70,953

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	543 Sqft	Grade D 110	Base	58,758
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-1,799
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-774
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	1999	Typical	Typical	Average	Typical	56,185
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	46,072	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	168	D 110	1,307	Avg.	82%	100%	100%	1,072
Outbuilding Total									1,072

Acpt Land

71,000

Accepted Bldg

47,100

Total

118,100

PERRY

Valuation Report

11/03/2015

Name: BULMER,JOHN E SR 1/2 & BEHNE,ANNE 1/2

Page 138

Map/Lot:

006-011-001

Account: 1111 Card: 1 of 1

Location:

109 MAHAR LN

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Septic System
Street Street Surface

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 0.68 Acres-Misc (Fract) and 1.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Grade, Replacement Cost. Rows include Double Wide, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2011, Functional Obsolescence, Economic Obsolescence.

Acpt Land 7,900 Accepted Bldg 85,600 Total 93,500

PERRY
Name: BULMER,JOHN SR

Valuation Report

11/03/2015
Page 139
006-011-003
115 MAHAR LN

Account: 92 Card: 1 of 1 Map/Lot: Location:

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 7 50 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.38	Acres-Rear Land 2	450.00	1,971	100%		1,971
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 5.38						Land Total 18,771

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade D 110	Base	74,379
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,391
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,944
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				
1997	0	Typical	Typical	Fair	Typical	62,044				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
Incomplete		None		79%	80%	100%				
						39,212				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1997	130	D 110	1,880	Fair	79%	80%	100%	1,188	
Frame Shed	1997	144	D 110	2,027	Fair	79%	80%	100%	1,281	
Frame Garage	1997	1008	D 110	19,055	Fair	79%	80%	100%	12,042	
						Outbuilding Total			14,511	
Acpt Land		18,800		Accepted Bldg		53,700		Total		72,500

PERRY
 Name: BURLINGAME, KENYON & MARJORIE

Valuation Report

11/03/2015
 Page 140
 013-030-002
 GIN COVE RD

Account: 942 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled Well
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	19,183	90%	Unimproved	17,265
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.92					Land Total	20,265
Acpt Land		20,300	Accepted Bldg		0	Total
						20,300

PERRY
Name: C AND S BROWN LLC

Valuation Report

11/03/2015

Page 141

Map/Lot: 012-008-001

Account: 82 Card: 1 of 1

Location: 63 SLEIGHT LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 08/01/1996
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.73	Acres-Lake	80,000.00	68,352	100%		68,352	
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500	
Total Acres 0.73						Land Total	69,852

Dwelling Description

Replacement Cost New

Post & Bean/Log	Two Story	285 Sqft	Grade E 100	Base	38,359
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-1,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,329
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-285
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1895	0	Obsolete	Obsolete	Fair	Typical	34,321	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	90%	100%	15,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1895	136	E 100	1,436	Fair	50%	90%	100%	646
Open Frame Porch	1895	447	E 100	1,802	Fair	50%	90%	100%	811
Frame Shed	2012	160	D 100	1,976	Avg.	95%	100%	100%	1,877
Frame Shed	1895	120	E 100	1,000	Avg.	65%	100%	100%	650
Outbuilding Total									3,984

Acpt Land 69,900 **Accepted Bldg** 19,400 **Total** 89,300

PERRY
 Name: CABRAL,WAYNE S & ANGELA M

Valuation Report

11/03/2015

Page 142

Account: 679 Card: 1 of 1

Map/Lot: 002-015-001
 Location: CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 02/14/2005
 Sale Price 145,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
14.00	Acres-Rear Land 1	3,000.00	42,000	100%		42,000
Total Acres 15.50				Land Total		135,693
Acpt Land		135,700	Accepted Bldg		0	Total
						135,700

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/06/2008
Sale Price 90,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 6
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 (Fract)	20,000.00	19,287	100%		19,287
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.93			Land Total			25,287

Commercial Description

Occupancy Type	Convenience....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Forced Warm Air					
Built	1981					
Remodeled	0					
Base Cost/Sqft		30.36				
Heat-Cool/Sqft	+	3.10				
Total		33.46				
Size Factor	X	1.050				
Adjusted Cost/Sqft		35.13				
Total Square Feet	X	1,625				
Replacement Cost		57,086				
Condition	Good					
% Good Physical	X	.74				
Functional	X	1.00				
Subtotal		42,244				
Economic Factor	X 1.00					
			Total Value		42,244	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
U/G Tank /00Gal	1985	20	B 100	3,259	Good	89%	100%	100%	2,901
U/G Tank /00Gal	1985	30	B 100	3,829	Good	89%	100%	100%	3,408
Open Frame Porch	1985	215	B 100	2,265	Good	89%	100%	100%	2,016
Outbuilding Total									8,325

Acpt Land 25,300 **Accepted Bldg** 50,600 **Total** 75,900

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/10/2003
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.15	Acres-Rear Land 2	450.00	68	100%		68
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.15						Land Total 26,068

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	128,155
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,436
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,344	Insulation	840
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	138,931	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		94%	100%	100%	130,595

Acpt Land 26,100 **Accepted Bldg** 130,600 **Total** 156,700

PERRY
Name: CALDER,LISA M

Valuation Report

11/03/2015

Page 145

Map/Lot: 011-029-002

Account: 1061 Card: 1 of 1

Location: 826 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 09/12/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.14	Acres-Rear Land 2	450.00	1,413	100%		1,413
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.14						19,413

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,904 Sqft	Grade C 100	Base	110,976
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,278
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	6,000
Attic	None			Attic	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	Typical	Typical	Average	Typical	96,698	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None			None	91%	100%	100%	87,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	2000	864	C 100	26,261	Avg.	91%	100%	100%	23,898
Outbuilding Total									23,898

Acpt Land 19,400 **Accepted Bldg** 111,900 **Total** 131,300

PERRY
 Name: CALDER,STEPHEN & STARR

Valuation Report

11/03/2015

Page 146

Map/Lot:

006-001

Account: 739 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/20/2013
 Sale Price 17,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
Total Acres 20.00					Land Total	26,550
Acpt Land		26,600	Accepted Bldg		0	Total
						26,600

PERRY
 Name: CALDER,STEPHEN & STARR

Valuation Report

11/03/2015

Page 147

Map/Lot:

006-003

Account: 740 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Sale Data	
Sale Date	12/20/2013
Sale Price	17,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
1.00	Acres-Rear Land 2	450.00	450	100%		450
Total Acres 2.00					Land Total	11,250

Acpt Land	11,300	Accepted Bldg	0	Total	11,300
------------------	--------	----------------------	---	--------------	--------

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 12/01/1997
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						27,350

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,600 Sqft	Grade B 100	Base		144,875
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,900
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,000
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2007	0	Typical	Typical	Average	Typical			156,275		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	None	94%	100%	100%	146,898					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Open Frame Porch	2007	128	B 100	1,424	Avg.	94%	100%	100%	1,339	
Frame Shed	2007	72	E 100	756	Fair	84%	100%	100%	635	
Bulkhead	2007	50	B 100	1,582	Avg.	94%	100%	100%	1,487	
Frame Garage	2007	576	C 100	13,786	Avg.	94%	100%	100%	12,959	
Outbuilding Total									16,420	
Acpt Land		27,400		Accepted Bldg		163,300		Total		190,700

PERRY
Name: CANDELMO,ANTHONY E

Valuation Report

11/03/2015

Page 149

Map/Lot: 009-031-001

Account: 670 Card: 1 of 1

Location: 10 RICKS WAY

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/16/2013
Sale Price 1,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Misc (Fract)	12,000.00	9,060	100%		9,060
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57			Land Total			15,060

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade E 110	Base	50,027
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-760
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	-481
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Average	Typical	45,486
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	37,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1977	96	D 100	1,440	Avq.	83%	100%	100%	1,195
Outbuilding Total									1,195

Acpt Land 15,100 **Accepted Bldg** 38,900 **Total** 54,000

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 4 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%	Unimproved	3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						94,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	976 Sqft	Grade D 100	Base	71,898
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,265
Rooms	3				
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,640
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Average	Typical	66,769
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	47,406	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1945	90	D 100	795	Avg.	71%	100%	100%	564
2S Frame Garage	1945	896	C 100	27,011	Avg.	71%	100%	100%	19,178
Frame Shed	1945	280	E 100	1,818	Fair	57%	100%	100%	1,036
Frame Shed	1945	80	E 100	796	Poor	47%	100%	100%	374
Outbuilding Total									21,152

Acpt Land	94,000	Accepted Bldg	68,600	Total	162,600
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: CANTWELL,WALTON

Valuation Report

11/03/2015

Page 151

Map/Lot:

008-022

Account: 1106 Card: 1 of 1

Location:

EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	50%	Unimproved	6,000
4.50	Acres-Rear Land 2	450.00	2,025	100%		2,025
Total Acres 5.50					Land Total	8,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
One Story Frame	2012	320	E 100	3,379	Avg.	95%	50%	100%		1,605
Outbuilding Total										1,605
Acpt Land		8,000	Accepted Bldg		1,600	Total			9,600	

PERRY
 Name: CARSON, BERNARD G

Valuation Report

11/03/2015
 Page 152
 016-014-001
 GIN COVE RD

Account: 1097 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Level
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/30/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
5.16	Acres-Rear Land 2	450.00	2,322	100%		2,322
Total Acres 6.16					Land Total	13,122
Acpt Land		13,100	Accepted Bldg		0	Total
						13,100

PERRY
 Name: CARSON,PAUL ET ALS

Valuation Report

11/03/2015
 Page 153
 016-042
 US RTE ONE

Account: 109 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
31.00	Acres-Rear Land 2	450.00	13,950	100%		13,950
Total Acres 32.00					Land Total	31,950
Acpt Land		32,000	Accepted Bldg		0	Total
						32,000

PERRY
 Name: CARTER (L/E),FORREST & JUANITA
 BEAL, TIFFANY

Valuation Report

11/03/2015

Page 154

Account: 1072 Card: 1 of 1

Map/Lot:
 Location:

008-016-001
 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300	
Total Acres 15.00					Land Total	17,100	
Acpt Land		17,100	Accepted Bldg		0	Total	17,100

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellCesspool
Street Semi-Improved

Sale Data
Sale Date 12/17/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	70,711	100%		70,711	
3.30	Acres-Rear Land 1	3,000.00	9,900	60%	View/Envir	5,940	
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600	
Total Acres 5.30						Land Total	80,251

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	525 Sqft	Grade C 100	Base	92,992
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,063
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-919
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	2001	Old Type	Obsolete	Below Average	Typical	84,010	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete			None	60%	55%	100%	27,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1900	182	C 100	3,844	Avg-	60%	55%	100%	1,268
Unfin Basement	1900	182	C 100	3,526	Avg-	60%	55%	100%	1,164
Wood Deck	1900	88	C 100	954	Avg-	60%	55%	100%	315
Frame Shed	1900	224	C 100	3,064	Avg.	65%	100%	100%	1,992
Outbuilding Total									4,739

Acpt Land 80,300 **Accepted Bldg** 32,500 **Total** 112,800

PERRY
 Name: CARTER,FOREST G & JUANITA A

Valuation Report

11/03/2015

Page 156

Map/Lot:

008-012-002

Account: 269 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
29.00	Acres-Rear Land 2	450.00	13,050	100%		13,050
Total Acres 30.00					Land Total	23,850
Acpt Land		23,900	Accepted Bldg		0	Total
						23,900

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
64.35	Acres-Rear Land 2	450.00	28,958	100%		28,958
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 65.35						46,958

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base		92,520
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,531
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		528
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Average	Typical	94,579
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	84,175	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1994	224	D 110	4,267	Avg.	89%	100%	100%	3,798
Encl Frame Porch	1994	144	D 100	1,826	Avg.	89%	100%	100%	1,625
Frame Garage	1994	704	C 100	15,961	Avg.	89%	85%	100%	12,074
Stable w/Loft	1994	320	E 100	3,000	Fair	78%	100%	100%	2,340
Frame Shed	1994	320	E 100	2,022	Fair	78%	100%	100%	1,577
Frame Shed	1994	320	E 100	2,022	Fair	78%	100%	100%	1,577
Frame Shed	1993	384	E 100	2,350	Fair	78%	50%	100%	916
Outbuilding Total									23,907

Acpt Land	47,000	Accepted Bldg	108,100	Total	155,100
------------------	--------	----------------------	---------	--------------	---------

PERRY
Name: CARVER SHELLFISH,INC

Valuation Report

11/03/2015

Page 158

Map/Lot: 008-007+008

Account: 760 Card: 1 of 1

Location: 81 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 12/31/2014
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 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 (Fract)	30,000.00	42,426	100%		42,426
4.50	Acres-Rear Land 2	450.00	2,025	100%		2,025
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.50						50,451

Commercial Description

Occupancy Type	Laboratory.....	Stor.Warehouse..	Data used for
Class & Quality	Frame.....Good	Steel Frame Good	calculations supplied
# Dwelling Units	1	0	by Marshall & Swift
Exterior	Wood Siding	Aluminum/Vinyl	which hereby
Stories & Height	1 STORY @ 8'	1 STORY @ 14'	reserves all rights
Heating/Cooling	Forced Warm Air	Forced Warm Air	herein. Copyright
Built	1987	2004	2015, Marshall &
Remodeled	2004	0	Swift.
Base Cost/Sqft	91.93		37.55
Heat-Cool/Sqft	+ 3.05		3.17
Total	94.98		40.72
Size Factor	X 1.029		1.288
Adjusted Cost/Sqft	97.73		52.45
Total Square Feet	X 1,800		1,500
Replacement Cost	175,914		78,675
Condition	Good	Good	
% Good Physical	X .82		.92
Functional	X 1.00		1.00
Subtotal	144,249		72,381
Economic Factor	X 1.00	Total Value	216,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Finished Attic	1991	720	C 100	9,180	Good	90%	100%	100%	8,262
Open Frame Porch	1991	96	C 100	892	Good	90%	100%	100%	803
Outbuilding Total									9,065

Acpt Land 50,500 **Accepted Bldg** 225,700 **Total** 276,200

PERRY
 Name: CHADWICK,JEREMY CLARK

Valuation Report

11/03/2015
 Page 159
 010-006
 US RTE ONE

Account: 802 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 03/01/2000
 Sale Price 4,500
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
1.54	Acres-Rear Land 2	450.00	693	100%		693
Total Acres 2.54					Land Total	18,693
Acpt Land		18,700	Accepted Bldg		0	Total
						18,700

PERRY
Name: CHAMBERS,JERRY J & LOIS A

Valuation Report

11/03/2015

Page 160

Map/Lot: 015-042

Account: 960 Card: 1 of 1

Location: 181 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 09/01/1992
Sale Price 5,000
Sale Type Land Only
Financing Unknown
Verified Other Source
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 14 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.70	Acres-Rear Land 2	450.00	2,115	100%		2,115
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.70						Land Total 20,115

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	638 Sqft	Grade D 110	Base	84,661
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,857
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	0	Half Baths	1	Plumbing	-1,804
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-863
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1879	0	Typical	Typical	Average	Typical	80,137
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	49,485	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1879	176	D 110	2,303	Avg.	65%	95%	100%	1,422
Outbuilding Total									1,422

Acpt Land 20,100 **Accepted Bldg** 50,900 **Total** 71,000

PERRY
Name: CHAMPAGNE, BEVERLY

Valuation Report

11/03/2015

Page 161

Map/Lot: 015-019-002

Account: 966 Card: 1 of 2

Location: 12 SPRUCE LN

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 09/01/1992
Topography	Rolling	Sale Price 12,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.69	Acres-Rear Land 2	450.00	1,211	100%		1,211
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.69						Land Total 27,211

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	84,109
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,952
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
1993	0	Typical	Typical	Average	Typical	82,157
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	89%	100%	73,120
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1993	176	C 100	1,658	Avg.	1,476
Outbuilding Total						1,476
Acpt Land		27,200	Accepted Bldg		74,600	Total 101,800

PERRY
 Name: CHAMPAGNE, BEVERLY

Valuation Report

11/03/2015

Page 162

Map/Lot: 015-019-002

Account: 966 Card: 2 of 2

Location: 12 SPRUCE LN

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 09/01/1992
Topography	Rolling	Sale Price 12,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			26,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,248 Sqft	Grade C 100	Base		99,458
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-3,896
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		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1997	0	Typical	Typical	Average	90%	100%	100%	Phy	Func	Rcnld	
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value	
None		None		90%		100%		100%		Rcnld	
Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Wood Deck	1997	168	C 100	1,594	Avq.	90%	100%	100%	1,435		
							Outbuilding Total		1,435		
Acpt Land			26,000		Accepted Bldg			91,000		Total	117,000

PERRY
Name: CHAMPAGNE, BEVERLY

Valuation Report

11/03/2015
Page 163
015-019-002
12 SPRUCE LN

Account: 966

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	27,200	74,600	101,800	27,200	74,600	101,800
2	26,000	91,000	117,000	26,000	91,000	117,000
TOTAL	53,200	165,600	218,800	53,200	165,600	218,800

PERRY
 Name: CHESAUX,LISA CANNEY

Valuation Report

11/03/2015

Page 164

Map/Lot:

012-008-A

Account: 251 Card: 1 of 1

Location:

101 SLEIGHT LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500	
Total Acres 0.00						Land Total	1,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	340 Sqft	Grade E 100	Base	38,434
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-2,295
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,242
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-255
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1905	0	Obsolete	Obsolete	Below Average	Typical	34,142			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		60%	90%	100%	18,437		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1905	200	E 100	2,112	Avq-	60%	90%	100%	1,140
Open Frame Porch	1905	120	E 100	539	Avq-	60%	90%	100%	291
Frame Garage	1905	252	E 110	4,555	Poor	40%	50%	100%	911
Outbuilding Total									2,342
Acpt Land		1,500		Accepted Bldg		20,800		Total	22,300

PERRY
Name: CHOLMONDELEY TRUST

Valuation Report

11/03/2015

Page 165

Map/Lot: 008-011-001

Account: 761 Card: 1 of 1

Location: 82 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Rural.....	Sale Date 12/12/2012
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						35,450

Dwelling Description				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade D 110	Base	101,090
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,378
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,189
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
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
1996	0	Typical	Typical	Below Average	Inadeq.	96,935
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	95%	100%
Acpt Land						35,500
Accepted Bldg						78,300
Total						113,800

PERRY
Name: CHRISTAKOS,DIANA Y

Valuation Report

11/03/2015

Page 166

Map/Lot: 003-035-006

Account: 853 Card: 1 of 1

Location: 147 LEACH PT RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/09/2003
Sale Price 29,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean -	75,000.00	75,000	90%	Access	67,500
0.44	Acres-Rear Land 1	3,000.00	1,320	100%		1,320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.44						Land Total 74,820

Dwelling Description

Replacement Cost New

Conventional	One Story	1,583 Sqft	Grade B 100	Base	151,331
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,869
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	989
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	162,689
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Location	93%	100%	90%	136,171	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2004	517	B 100	5,482	Avg.	93%	100%	90%	4,588
Frame Garage	2004	576	B 100	17,232	Avg.	93%	100%	90%	14,423
Wood Deck	2004	192	B 100	2,232	Avg.	93%	100%	90%	1,868
Outbuilding Total									20,879

Acpt Land 74,800 **Accepted Bldg** 157,100 **Total** 231,900

PERRY
Name: CIANCE,PAUL A JR

Valuation Report

11/03/2015
Page 167
015-001-00A
LAKE RD

Account: 115 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Above Street
Utilities None
Street Semi-Improved

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Misc (Fract)	12,000.00	4,648	90%	Unimproved	4,183
Total Acres 0.15				Land Total		4,183
Acpt Land		4,200	Accepted Bldg		0	Total
						4,200

PERRY
 Name: CIANCHETTE,JAMES A

Valuation Report

11/03/2015

Page 168

Map/Lot:

013-050-001

Location:

GIN COVE RD

Account: 753 Card: 1 of 1

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/01/1993
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	107,517	75%	Unimproved	80,638
Total Acres 1.60				Land Total		80,638
Acpt Land		80,600	Accepted Bldg		0	Total
						80,600

PERRY
 Name: CIANCHETTE,JAMES A

Valuation Report

11/03/2015

Page 169

Map/Lot:

013-050-013

Account: 1065 Card: 1 of 1

Location:

SUNRISE SHORE ROAD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	08/01/1999
Sale Price	4,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Reference 1 THIS LOT HAS DEED RESTRICTION

Reference 2

Tran/Land/Bldg 0 0 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 (Fract)	50,000.00	69,642	50%	Restrictio	34,821
Total Acres 1.94				Land Total		34,821
Acpt Land		34,800	Accepted Bldg	0	Total	34,800

PERRY
Name: CLARK,ALLEN H

Valuation Report

11/03/2015

Page 170

Map/Lot: 009-032

Account: 675 Card: 1 of 1

Location: 115 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/1999
Sale Price 22,750
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						18,180

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	832 Sqft	Grade E 110	Base	44,745
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-723
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
1983	0	Typical	Typical	Average	Typical	39,149
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	85%	100%	100%	33,277	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1982	160	E 100	1,205	Ava.	85%	100%	100%	1,024
Frame Shed	1983	120	E 100	1,000	Ava.	85%	100%	100%	850
Outbuilding Total									1,874

Acpt Land 18,200 **Accepted Bldg** 35,200 **Total** 53,400

PERRY
 Name: CLARK,ALYCIA

Valuation Report

11/03/2015

Page 171

Map/Lot: 013-012

Account: 304 Card: 1 of 1

Location: 679 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 02/01/2007
 Sale Price 35,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.75	Acres-Baselot (Fract)	20,000.00	17,321	100%		17,321	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.75						Land Total	23,321

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1987	14X66	C 100	24,985	Avg.	44%	100%	100%	11,093
Wood Deck	1987	63	E 100	377	Poor	65%	100%	100%	245
Outbuilding Total									11,338

Acpt Land	23,300	Accepted Bldg	11,300	Total	34,600
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: CLARK,DANA

Valuation Report

11/03/2015

Page 172

Map/Lot:

010-003

Account: 118 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 10/17/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
0.72	Acres-Rear Land 2	450.00	324	100%		324
Total Acres 1.72				Land Total		18,324

Acpt Land	18,300	Accepted Bldg	0	Total	18,300
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: CLARK,DENNIS & DEBRA

Valuation Report

11/03/2015

Page 173

Map/Lot:

001-003-002

Account: 99 Card: 1 of 1

Location:

391 BIRCH PT RD

Neighborhood 7 BIRCH PT RD
 Tree Growth 2005
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel
 TG RECERT YEAR 2024

Sale Data	
Sale Date	12/06/2013
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2014 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
64.00	Acres-Mixed Wood	126.00	8,064	100%		8,064	
6.00	Acres-Wasteland	120.00	720	100%		720	
Total Acres 70.00					Land Total	8,784	
Acpt Land		8,800	Accepted Bldg		0	Total	8,800

PERRY
 Name: CLARK,RICHARD W & TAMMY B

Valuation Report

11/03/2015
 Page 174
 006-022
 US RTE ONE

Account: 188 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 08/06/2010
 Sale Price 5,890
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 LIEN REL B3542P9+9.1 AC TRAN B3681P6
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
34.90	Acres-Rear Land 2	450.00	15,705	100%		15,705	
Total Acres 35.90					Land Total	33,705	

Acpt Land 33,700 **Accepted Bldg** 0 **Total** 33,700

PERRY
 Name: CLOSSEY,ROBERT W

Valuation Report

11/03/2015

Page 175

Map/Lot:

004-009

Account: 721 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 01/01/1996
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
55.00	Acres-Rear Land 2	450.00	24,750	100%		24,750	
Total Acres 56.00					Land Total	42,750	
Acpt Land		42,800	Accepted Bldg		0	Total	42,800

PERRY
 Name: COFFEE,CAROL LINCOLN

Valuation Report

11/03/2015

Page 176

Map/Lot:

005-045

Account: 376 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Below Street
 Utilities NoneNone
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
3.30	Acres-Rear Land 2	450.00	1,485	100%		1,485
Total Acres 4.30					Land Total	19,485

Acpt Land 19,500 **Accepted Bldg** 0 **Total** 19,500

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/13/2015
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.83	Acres-Rear Land 2	450.00	374	100%		374
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.83						Land Total 18,374

Dwelling Description

Replacement Cost New

Ranch	One Story	780 Sqft	Grade C 100	Base	74,516
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	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	1,131
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Fair	Typical	75,647
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnd)
None				61%	95%	43,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1955	132	C 100	2,104	Fair	61%	95%	100%	1,219
Frame Garage	1955	280	C 100	8,757	Fair	61%	95%	100%	5,075
Outbuilding Total									6,294

Acpt Land

18,400

Accepted Bldg

50,100 **Total**

68,500

PERRY

Valuation Report

11/03/2015

Name: COLLARD, JOSEPH E

Page 178

COLLARD, MICHELLE L

Map/Lot:

002-015-006

Account: 894 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	08/26/2005
Sale Price	144,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
14.60	Acres-Rear Land 1	3,000.00	43,800	100%		43,800
Total Acres 16.10					Land Total	137,493

Acpt Land	137,500	Accepted Bldg	0	Total	137,500
------------------	---------	----------------------	---	--------------	---------

PERRY
Name: COLOMBO,DEAN MARIO

Valuation Report

11/03/2015

Page 179

Map/Lot: 001-003-001-008

Account: 22 Card: 1 of 1

Location: 84 COBSCOOK DR

Neighborhood 7 BIRCH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/15/2004
Sale Price 160,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean	85,000.00	114,040	100%		114,039
9.10	Acres-Rear Land 1	3,000.00	27,300	100%		27,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.90						Land Total 147,339

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,123 Sqft	Grade A 100	Base	226,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,885
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,000
Attic	None			Attic	0
FirePlaces	2			Fireplace	12,750
Insulation	Heavy			Insulation	1,685
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	260,474
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		no electricity..		94%	100% 86%	209,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	132	A 100	1,959	Avg.	94%	100%	85%	1,574
Wood Deck	2006	84	A 100	1,383	Avg.	94%	100%	85%	1,111
Patio	2006	84	A 100	1,695	Avg.	94%	100%	85%	1,362
Wood Deck	2006	44	A 100	903	Avg.	94%	100%	85%	726
Open Frame Porch	2006	66	A 100	990	Avg.	94%	100%	85%	796
Frame Garage	2006	484	A 100	18,334	Avg.	94%	100%	85%	14,735
Frame Shed	2006	100	A 100	2,696	Avg.	94%	100%	85%	2,167
Frame Shed	2006	24	A 100	1,530	Avg.	94%	100%	85%	1,229
Outbuilding Total									23,700

Acpt Land

147,300

Accepted Bldg

233,000

Total

380,300

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000	
3.70	Acres-Rear Land 1	3,000.00	11,100	60%	View/Envir	6,660	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 5.70						Land Total	62,660

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	1,215 Sqft	Grade C 110	Base	116,519
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-134
					0
Foundation	Concrete	Basement	Dry None	Basement	-4,213
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	6,600
Attic	1/4 Finished			Attic	5,875
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-668
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	123,979
Functional Obsolescence						Value(Rcnld)
None		None		93%	100%	115,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2005	56	C 110	1,460	Ava.	93%	100%	100%	1,358
Wood Deck	2005	372	C 110	3,549	Ava.	93%	100%	100%	3,301
Outbuilding Total									4,659

Acpt Land

62,700

Accepted Bldg

120,000 **Total**

182,700

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,419 Sqft	Grade B 105	Base	214,500
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-186
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,050
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,875
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,397
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
2007	0	Modern	Modern	Average	Typical					227,636
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		94%	100%	100%				213,978
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	2007	190	B 105	5,267	Avg.	94%	100%	100%	4,951	
Unfin Basement	2007	190	B 105	4,677	Avg.	94%	100%	100%	4,396	
Frame Garage	2007	900	B 105	25,320	Avg.	94%	100%	100%	23,801	
Wood Deck	2007	320	B 105	3,688	Avg.	94%	100%	100%	3,467	
Outbuilding Total									36,615	
Acpt Land			0	Accepted Bldg		250,600	Total		250,600	

PERRY
Name: COMPTON,GUY & JUTTA

Valuation Report

11/03/2015

Page 182

Map/Lot:

005-004-001

Account: 880

Location:

76 SWEET HAVEN LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	62,700	120,000	182,700	62,700	120,000	182,700
2	0	250,600	250,600	0	250,600	250,600
TOTAL	62,700	370,600	433,300	62,700	370,600	433,300

PERRY
 Name: CONGREGATIONAL CHURCH

Valuation Report

11/03/2015

Page 183

Map/Lot: 018-038

Account: 900 Card: 1 of 1

Location: 64 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Commercial
 Topography Above Street
 Utilities Septic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 43 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Baselot (Fract)	20,000.00	17,205	100%		17,205
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.74					Land Total	20,205

Commercial Description

Occupancy Type	Church.....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Masonry.....Avg.					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	1920					
Remodeled	0					
Base Cost/Sqft		53.01				
Heat-Cool/Sqft	+	5.89				
Total		58.90				
Size Factor	X	0.993				
Adjusted Cost/Sqft		58.49				
Total Square Feet	X	2,140				
Replacement Cost		125,169				
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal		87,618				
Economic Factor	X 1.00					
			Total Value		87,618	

Accpt Land	20,200	Accepted Bldg	87,600	Total	107,800
-------------------	--------	----------------------	--------	--------------	---------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.12	Acres-Rear Land 2	450.00	954	100%		954
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 3.12						Land Total 17,754

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade C 100	Base	87,580
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,360
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	4,000
Attic	None			Attic	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	1998	Typical	Typical	Average	Typical	89,220
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	57,993	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	288	C 100	6,083	Avg.	65%	100%	100%	3,954
Two Story Frame	1890	400	C 100	12,504	Avg.	65%	100%	100%	8,128
Unfin Basement	1890	400	C 100	4,527	Avg.	65%	100%	100%	2,943
Wood Deck	1890	100	C 100	1,050	Avg.	65%	100%	100%	683
Encl Frame Porch	1890	288	C 100	3,698	Avg.	65%	100%	100%	2,404
2S Frame Shed	1890	400	D 110	6,467	Avg.	65%	100%	100%	4,204
Frame Shed	1890	240	D 110	2,912	Avg.	65%	100%	100%	1,893
Refriqeration	1890	144	D 100	6,462	Avg.	65%	100%	100%	4,200
Bulkhead	1890	36	C 100	1,123	Avg.	65%	100%	100%	730
Frame Shed	2013	468	D 100	4,558	Avg.	95%	100%	100%	4,330
Outbuilding Total									33,469

Acpt Land

17,800

Accepted Bldg

91,500 **Total**

109,300

PERRY
Name: COOK,CHRIS & NANCY

Valuation Report

11/03/2015

Page 185

Map/Lot: 005-062

Account: 131 Card: 1 of 1

Location: 504 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/20/2004
Sale Price 14,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 4 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.33	Acres-Rear Land 1	3,000.00	990	100%		990
2.00	# -Lot Improvements	3,000.00	6,000	100%	Fract. Sha	6,000
Total Acres 1.33					Land Total	18,990

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,568 Sqft	Grade D 110	Base	86,765
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,063
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	5,412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	77,114
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	93%	100%	100%	71,716	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2004	168	D 110	1,438	Ava.	93%	100%	100%	1,337
Frame Shed	2004	396	D 100	3,954	Ava.	93%	100%	100%	3,677
Outbuilding Total									5,014

Acpt Land 19,000 **Accepted Bldg** 76,700 **Total** 95,700

Valuation Report

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data	
Sale Date	09/24/2011
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	30,000.00	30,000	100%		30,000
86.00	Acres-Rear Land 2	450.00	38,700	100%		38,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 87.00						74,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,120 Sqft	Grade B 100	Base	179,178
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,060
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,400
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	197,138
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	169,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1986	180	B 100	4,752	Avg.	86%	100%	100%	4,087
Unfin Basement	1986	180	B 100	4,396	Avg.	86%	100%	100%	3,781
Open Frame Porch	1986	320	B 100	3,280	Avg.	86%	100%	100%	2,821
Encl Frame Porch	1986	160	B 100	2,988	Avg.	86%	100%	100%	2,570
Frame Garage	1986	676	C 110	17,034	Avg.	86%	100%	100%	14,649
Outbuilding Total									27,908

Acpt Land	74,700	Accepted Bldg	197,400	Total	272,100
------------------	--------	----------------------	---------	--------------	---------

PERRY
Name: COOK,KATHERINE

Valuation Report

11/03/2015

Page 187

Map/Lot: 007-002

Account: 667 Card: 1 of 1

Location: 187 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2021

Sale Data
Sale Date 08/13/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0000 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
4.00	Acres-Rear Land 1	3,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						98,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,368 Sqft	Grade B 100	Base	204,743
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	5,027
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	223,980
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	206,062	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	128	B 100	1,424	Avg.	92%	100%	100%	1,310
Wood Deck	2003	128	B 100	1,592	Avg.	92%	100%	100%	1,465
Wood Deck	2003	156	B 100	1,872	Avg.	92%	100%	100%	1,722
Open Frame Porch	2003	40	B 100	574	Avg.	92%	100%	100%	528
Wood Deck	2003	32	B 100	632	Avg.	92%	100%	100%	581
Frame Garage	2003	864	B 100	23,349	Avg.	92%	100%	100%	21,481
Outbuilding Total									27,087

Acpt Land

98,000

Accepted Bldg

233,100

Total

331,100

PERRY
 Name: COOK,KATHERINE

Valuation Report

11/03/2015
 Page 188
 007-002-001
 SHORE RD

Account: 1108 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 19 SHORE RD
 Tree Growth 2006
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2011 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	80,000.00	80,000	90%	Unimproved	72,000	
18.00	Acres-Mixed Wood	126.00	2,268	100%		2,268	
1.00	Acres-Class 1 Rds	2,200.00	2,200	100%		2,200	
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200	
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000	
Total Acres 30.00					Land Total	104,668	
Acpt Land		104,700	Accepted Bldg		0	Total	104,700

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.50	Acres-Ocean --	55,000.00	102,896	100%		102,896	
4.50	Acres-Rear Land 1	3,000.00	13,500	60%	View/Envir	8,100	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 8.00						Land Total	116,996

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,092 Sqft	Grade B 100	Base	173,893
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-4,480
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	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,194
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Modern	Modern	Average	Typical	183,107
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	155,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1982	242	B 100	6,389	Avg.	85%	100%	100%	5,431
One Story Frame	1982	120	C 100	2,534	Avg.	85%	100%	100%	2,154
Frame Garage	1984	664	B 100	19,101	Avg.	85%	100%	100%	16,236
Finished Attic	1984	784	B 100	11,995	Avg.	85%	100%	100%	10,196
Open Frame Porch	1982	44	B 100	612	Avg.	85%	100%	100%	520
Patio	1982	616	B 100	6,400	Avg.	85%	100%	100%	5,440
Wood Deck	1982	30	B 100	612	Avg.	85%	100%	100%	520
Wood Deck	1982	794	B 100	8,252	Avg.	85%	100%	100%	7,014
Frame Shed	1984	240	C 100	3,228	Avg.	85%	100%	100%	2,744
Outbuilding Total									50,255

Acpt Land 117,000 **Accepted Bldg** 205,900 **Total** 322,900

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 02/07/2008
 Sale Price 82,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Lake	80,000.00	66,453	100%		66,453	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.69						Land Total	72,453

Dwelling Description

Replacement Cost New

Conventional	One Story	722 Sqft	Grade D 100	Base	61,651
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,104
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
2002	0	Typical	Typical	Average	Inadeq.	54,547
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	95% 100%	47,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2002	240	D 100	4,157	Avq.	92%	95%	100%	3,633
Wood Deck	2002	227	D 100	1,694	Avq.	92%	95%	100%	1,480
Frame Shed	2002	240	E 100	1,614	Poor	72%	100%	100%	1,162
1 & 1/2 Story Fr	2002	180	E 100	2,585	Poor	72%	100%	100%	1,861
Outbuilding Total									8,136

Acpt Land 72,500 **Accepted Bldg** 55,800 **Total** 128,300

PERRY
Name: COON,PHYLLIS V

Valuation Report

11/03/2015

Page 191

Account: 132 Card: 1 of 1

Map/Lot:
Location:

006-046-001
OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Misc (Fract)	12,000.00	10,733	90%	Unimproved	9,660
Total Acres 0.80					Land Total	9,660
Acpt Land		9,700	Accepted Bldg		0	Total
						9,700

PERRY
 Name: CORBETT,RICHARD LEE & AI T

Valuation Report

11/03/2015
 Page 192
 006-004-001
 US RTE ONE

Account: 134 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Tree Growth 2010
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved
 TG RECERT YEAR 2020

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
41.00	Acres-Softwood	119.00	4,879	100%		4,879
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 42.00				Land Total		4,999
Acpt Land		5,000	Accepted Bldg		0	Total
						5,000

PERRY
 Name: CORBETT,RICHARD LEE & AI T

Valuation Report

11/03/2015

Page 193

Map/Lot:

003-033

Account: 135 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD
 Tree Growth 1994
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel
 TG RECERT YEAR 2008

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2008 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
32.00	Acres-Softwood	119.00	3,808	100%		3,808
11.00	Acres-Mixed Wood	126.00	1,386	100%		1,386
Total Acres 43.00					Land Total	5,194
Acpt Land		5,200	Accepted Bldg		0	Total
						5,200

PERRY
 Name: CORBETT,RICHARD LEE & AI T

Valuation Report

11/03/2015

Page 194

Map/Lot:

005-030

Account: 136 Card: 1 of 1

Location:

US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT
 Tree Growth 1994
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None
 TG RECERT YEAR 2018

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2008 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
20.00	Acres-Softwood	119.00	2,380	100%		2,380
8.00	Acres-Mixed Wood	126.00	1,008	100%		1,008
5.00	Acres-Wasteland	120.00	600	100%		600
Total Acres 33.00			Land Total			3,988
Accpt Land		4,000	Accepted Bldg		0	Total
						4,000

Valuation Report

Neighborhood 5 ROUTE 1
Tree Growth 1994
Zoning/Use Rural.....
Topography Rolling
Utilities Dug Well
Street Paved
TG RECERT YEAR 2018

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2008 Y Coordinate 0
Exemption(s) 4 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
10.00	Acres-Softwood	119.00	1,190	100%		1,190
190.00	Acres-Mixed Wood	126.00	23,940	100%		23,940
15.00	Acres-Hardwood	117.00	1,755	100%		1,755
6.00	Acres-Wasteland	120.00	720	100%		720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 222.00					Land Total	53,605

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	1,395 Sqft	Grade B 110	Base	159,951
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,781
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	1/2 Finished			Attic	11,454
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-959
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Modern	Modern	Average	Typical	181,477
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	166,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	600	B 110	6,943	Avg.	92%	100%	100%	6,388
Frame Garage	2002	512	C 110	13,969	Avg.	92%	105%	100%	13,494
Frame Garage	2002	968	C 110	22,491	Avg.	92%	100%	100%	20,692
Outbuilding Total									40,574

Acpt Land	53,600	Accepted Bldg	207,500	Total	261,100
------------------	--------	----------------------	---------	--------------	---------

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000	
2.98	Acres-Rear Land 1	3,000.00	8,940	100%		8,940	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.98						Land Total	34,940

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	99,986
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,440
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	Minimal			Insulation	-1,080
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1937	0	Typical	Typical	Average	Typical	97,466
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	68%	100%	100%	66,277	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1937	128	C 100	2,703	Ava.	68%	100%	100%	1,838
Encl Frame Porch	1937	240	C 100	3,208	Ava.	68%	100%	100%	2,181
Encl Frame Porch	1937	80	C 100	1,573	Ava.	68%	100%	100%	1,070
Frame Shed	1937	520	E 100	3,044	Poor	43%	50%	100%	654
Outbuilding Total									5,743

Acpt Land	34,900	Accepted Bldg	72,000	Total	106,900
------------------	--------	----------------------	--------	--------------	---------

PERRY
Name: COSTA,ROBERT

Valuation Report

11/03/2015

Page 197

Map/Lot: 014-006

Account: 1002 Card: 1 of 2

Location: 953 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 1992
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2021

Sale Data
Sale Date 07/30/2003
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2011 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Baselot (Fract)	80,000.00	80,000	90%	Access	72,000
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300
2.00	Acres-Class 2 Rds	1,200.00	2,400	100%		2,400
19.00	Acres-Softwood	119.00	2,261	100%		2,261
59.00	Acres-Mixed Wood	126.00	7,434	100%		7,434
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 97.00			Land Total			110,515

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade D 110	Base	67,715
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,793
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	1		
Baths	1	Half Baths	0	Plumbing	1,804
Attic	3/4 Finished			Attic	6,657
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	68,383
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	58,809

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1987	180	D 110	3,430	Ava.	86%	100%	100%	2,950
Wood Deck	1987	128	D 110	1,150	Ava.	86%	100%	100%	989
Wood Deck	1987	88	D 110	860	Ava.	86%	100%	100%	740
Frame Shed	1987	256	E 100	1,696	Ava.	86%	100%	100%	1,459
Frame Shed	1987	280	C 100	3,637	Ava.	86%	100%	100%	3,128
Frame Shed	1987	352	E 100	2,186	Ava-	81%	100%	100%	1,771
						Outbuilding Total			11,037

Acpt Land 110,500 **Accepted Bldg** 69,800 **Total** 180,300

PERRY
Name: COSTA,ROBERT

Valuation Report

11/03/2015

Page 198

Map/Lot: 014-006

Account: 1002 Card: 2 of 2

Location: 169 LOON COVE RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/30/2003
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000
					Land Total	12,000

Dwelling Description

Replacement Cost New

Conventional	One Story	384 Sqft	Grade E 110	Base	30,922
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,165
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-211
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1008	0	Obsolete	Obsolete	Average	Typical	27,012				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	90%	100%	15,802					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1008	192	E 110	982	Ava.	65%	90%	100%	574	
									Outbuilding Total	574

Acpt Land	12,000	Accepted Bldg	16,400	Total	28,400
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: COSTA,ROBERT

Valuation Report

11/03/2015

Page 199

Map/Lot:

014-006

Account: 1002

Location:

169 LOON COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	110,500	69,800	180,300	110,500	69,800	180,300
2	12,000	16,400	28,400	12,000	16,400	28,400
TOTAL	122,500	86,200	208,700	122,500	86,200	208,700

PERRY
 Name: CRAIG,TERESA M

Valuation Report

11/03/2015

Page 200

Map/Lot:

010-019

Account: 597 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 03/01/2003
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	50,000.00	50,000	90%	Unimproved	45,000
42.00	Acres-Rear Land 4	1,000.00	42,000	100%		42,000
Total Acres 43.00					Land Total	87,000

Acpt Land 87,000 **Accepted Bldg** 0 **Total** 87,000

PERRY
Name: CROHN JR, FRANK T

Valuation Report

11/03/2015

Page 201

Account: 145 Card: 1 of 2

Map/Lot: 014-007-004+005
Location: 21 SUMMER LN/CRANBERRY

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.30	Acres-Lake	80,000.00	121,326	100%		121,326
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.30			Land Total			127,326

Dwelling Description

Replacement Cost New

Conventional	One Story	1,630 Sqft	Grade D 110	Base	113,763
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-17,643
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,323
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Good	Typical	106,876
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	83,363	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1940	582	D 110	4,425	Good	78%	100%	100%	3,452
Wood Deck	1940	144	D 110	1,265	Good	78%	100%	100%	987
Wood Deck	1940	314	D 110	2,492	Good	78%	100%	100%	1,944
Wood Deck	1940	92	D 110	890	Good	78%	100%	100%	694
Open Frame Porch	1940	150	D 110	1,181	Good	78%	100%	100%	921
Outbuilding Total									7,998

Acpt Land 127,300 **Accepted Bldg** 91,400 **Total** 218,700

PERRY
 Name: CROHN JR, FRANK T

Valuation Report

11/03/2015

Page 202

Account: 145 Card: 2 of 2

Map/Lot: 014-007-004+005
 Location: 7 SUMMER LN/BOATHOUSE

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 ADDS LOT E TO D IN 2009
 Reference 2 BOATHOUSE COTTAGE
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	804 Sqft	Grade C 100	Base	79,784
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-1,608
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,166
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					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1989	1997	Typical	Typical	Average				81,742	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %				Value(Rcnld)	
None	None	87%	100%	100%				71,116	
Outbuildings/Additions/Improvements					Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1989	288	C 100	6,083	Avq.	87%	100%	100%	5,292
Wood Deck	1989	128	C 100	1,274	Avq.	87%	100%	100%	1,108
Wood Deck	1989	48	C 100	634	Avq.	87%	100%	100%	552
Frame Shed	1989	48	E 100	633	Avq.	87%	100%	100%	551
								Outbuilding Total	7,503
Acpt Land			0	Accepted Bldg		78,600	Total		78,600

PERRY
Name: CROHN JR, FRANK T

Valuation Report

11/03/2015

Page 203

Map/Lot:

014-007-004+005

Account: 145

Location:

7 SUMMER LN/BOATHOUSE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	127,300	91,400	218,700	127,300	91,400	218,700
2	0	78,600	78,600	0	78,600	78,600
TOTAL	127,300	170,000	297,300	127,300	170,000	297,300

PERRY
 Name: CROHN,FRANK T JR

Valuation Report

11/03/2015
 Page 204
 014-007-007
 OTIS LANE

Account: 1123 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 11/24/2014
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	80,000	90%	Unimproved	72,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
Total Acres 2.00					Land Total	72,450
Acpt Land		72,500	Accepted Bldg		0	Total
						72,500

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 10/25/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Lake	80,000.00	252,982	90%	Unimproved	227,684
72.40	Acres-Rear Land 2	450.00	32,580	100%		32,580
Total Acres 82.40			Land Total			260,264

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade E 100	Base	30,804
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-3,240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,198
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	480	Insulation	-240
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Obsolete	Obsolete	Poor	Inadeq.	23,126	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		no electricity..		49%	77%	81%	7,068

Acpt Land 260,300 **Accepted Bldg** 7,100 **Total** 267,400

PERRY
 Name: CROHN,FRANK T JR & DAVIS,CAROL LYNN

Valuation Report

11/03/2015

Page 206

Map/Lot: 011-042

Account: 519 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Shoreland.....
 Topography
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2018

Sale Data
 Sale Date 10/25/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2008 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Softwood	119.00	119	100%		119
10.00	Acres-Mixed Wood	126.00	1,260	100%		1,260
9.00	Acres-Hardwood	117.00	1,053	100%		1,053
41.00	Acres-Wasteland	120.00	4,920	100%		4,920
Total Acres 61.00			Land Total			7,352
Acpt Land		7,400	Accepted Bldg		0	Total
						7,400

PERRY
 Name: CROHN,FRANK T JR & DAVIS,CAROLE LYNN

Valuation Report

11/03/2015

Page 207

Map/Lot: 011-041

Account: 510 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 2008
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2018

Sale Data
 Sale Date 10/25/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2008 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
44.00	Acres-Mixed Wood	126.00	5,544	100%		5,544	
10.00	Acres-Hardwood	117.00	1,170	100%		1,170	
10.00	Acres-Wasteland	120.00	1,200	100%		1,200	
Total Acres 64.00					Land Total	7,914	
Accpt Land		7,900	Accepted Bldg		0	Total	7,900

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/21/2013
Sale Price 169,000
Sale Type Land & Buildings
Financing Conventional
Verified Seller
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.77	Acres-Rear Land 2	450.00	797	100%		797
Total Acres 2.77						Land Total 18,797

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	864 Sqft	Grade B 100	Base	150,710
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,741
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	160,951
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	140,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1989	192	B 100	5,069	Avg.	87%	100%	100%	4,410
Encl Frame Porch	1989	56	B 100	1,659	Avg.	87%	100%	100%	1,443
Wood Deck	1989	453	B 100	4,842	Avg.	87%	100%	100%	4,213
2S Frame Garage	1989	864	C 100	26,261	Avg.	87%	100%	100%	22,847
Outbuilding Total									32,913

Acpt Land	18,800	Accepted Bldg	172,900	Total	191,700
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: CUMMINGS,CELIA D

Valuation Report

11/03/2015
 Page 209
 006-022-001
 US RTE ONE

Account: 1102 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
8.10	Acres-Rear Land 2	450.00	3,645	100%		3,645
Total Acres 9.10					Land Total	21,645
Acpt Land		21,600	Accepted Bldg		0	Total
						21,600

PERRY
 Name: CUMMINGS,MELANIE

Valuation Report

11/03/2015
 Page 210
 015-019-001
 US RTE ONE

Account: 201 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 1.00				Land Total		18,000
Acpt Land		18,000	Accepted Bldg		0	Total
						18,000

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	1998	Sale Date 03/01/1992
Zoning/Use	Shoreland.....	Sale Price 110,097
Topography	Rolling	Sale Type Land Only
Utilities	None	Financing Unknown
Street	Semi-Improved	Verified Other Source
TG RECERT YEAR	2021	Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2011 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
18.00	Acres-Rear Land 1	3,000.00	54,000	100%		54,000
7.00	Acres-Softwood	119.00	833	100%		833
14.00	Acres-Mixed Wood	126.00	1,764	100%		1,764
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00					Land Total	142,597

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,080 Sqft	Grade B 100	Base		171,623
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-135
						0
Foundation	Concrete Slab	Basement	None	Basement		-14,377
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,915
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,350
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	169,876
Functional Obsolescence						Value(Rcnld)
None						154,587

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1999	398	B 100	10,508	Ava.	91%	100%	100%	9,562
One Story Frame	1999	88	B 100	2,324	Ava.	91%	100%	100%	2,115
Open Frame Porch	1999	288	B 100	2,970	Ava.	91%	100%	100%	2,703
Wood Deck	1999	133	B 100	1,642	Ava.	91%	100%	100%	1,494
Outbuilding Total									15,874

Acpt Land	142,600	Accepted Bldg	170,500	Total	313,100
------------------	---------	----------------------	---------	--------------	---------

PERRY
 Name: CURTIS,CHARLES P

Valuation Report

11/03/2015

Page 212

Map/Lot:

014-025-004

Location:

SOUTH MEADOW RD

Account: 129 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 03/10/2011
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.40	Acres-Rear Land 2	450.00	1,080	100%		1,080
Total Acres 3.40					Land Total	21,080

Acpt Land 21,100 **Accepted Bldg** 0 **Total** 21,100

PERRY
Name: CURTIS,JILL M

Valuation Report

11/03/2015

Page 213

Map/Lot: 009-012

Account: 284 Card: 1 of 1

Location: 376 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 10/01/1998
Sale Price 15,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity

Reference 1
Reference 2 CHECK COMPLETION OF GARAGE 2013
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00			Land Total			20,700

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	768 Sqft	Grade C 110	Base	140,673
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,002
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	15,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-634
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Typical	Typical	Average	Typical	153,437
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		92%	80% 100%	112,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	256	C 110	2,342	Avq.	92%	80%	100%	1,724
Open Frame Porch	2001	256	C 110	2,342	Avq.	92%	80%	100%	1,724
Wood Deck	2001	320	C 110	3,091	Avq.	92%	80%	100%	2,275
Stable w/Loft	2001	600	D 100	7,314	Avq.	92%	90%	100%	6,056
Frame Shed	2001	360	D 100	3,652	Avq.	92%	100%	100%	3,360
Frame Shed	2001	120	D 100	1,641	Avq.	92%	100%	100%	1,510
Railroad Car/Box	2001	1	D 100	984	Avq.	92%	100%	100%	905
Frame Garage	2012	480	D 100	9,967	Avq.	95%	80%	100%	7,575
Outbuilding Total									25,129

Acpt Land

20,700

Accepted Bldg

138,100

Total

158,800

PERRY
 Name: CURTIS,MYRON L

Valuation Report

11/03/2015
 Page 214
 008-004
 US RTE ONE

Account: 700 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 11/01/2000
 Sale Price 11,500
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
Total Acres 19.00					Land Total	28,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1980	600	E 100	6.336	Avg-	79%	100%	100%	5,005
Railroad Car/Box	1980	1	C 100	1.200	Avg.	84%	100%	100%	1,008
						Outbuilding Total			6,013

Acpt Land 28,100 **Accepted Bldg** 6,000 **Total** 34,100

PERRY
 Name: CUSHING,TODD & MELISSA I

Valuation Report

11/03/2015

Page 215

Map/Lot: 011-040-001

Account: 220 Card: 1 of 1

Location: 622 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 02/28/2007
 Sale Price 117,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
7.50	Acres-Rear Land 2	450.00	3,375	100%		3,375
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.50						Land Total 21,375

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	896 Sqft	Grade C 100	Base	120,756
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-2,477
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
1988	0	Typical	Typical	Average	Typical	118,279
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		87%	100%	102,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1988	834	C 100	6,597	Avg.	87%	100%	100%	5,739
Frame Garage	1988	176	C 100	6,990	Avg.	87%	100%	100%	6,081
Frame Shed	1988	196	E 100	1,389	Fair	75%	100%	100%	1,042
Outbuilding Total									12,862

Acpt Land 21,400 **Accepted Bldg** 115,800 **Total** 137,200

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street Gravel

Sale Data
Sale Date 05/29/2012
Sale Price 124,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	80,000	100%		80,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.00						Land Total 84,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	560 Sqft	Grade D 100	Base	77,504
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,051
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,824
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	None			Insulation	-689
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	73,040
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 100%	53,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	168	D 100	1,188	Avg.	73%	100%	100%	867
Frame Shed	1950	320	D 100	3,317	Avg-	68%	100%	100%	2,256
Outbuilding Total									3,123

Acpt Land 84,500 **Accepted Bldg** 56,400 **Total** 140,900

PERRY
 Name: D & S VENTURES,LLC

Valuation Report

11/03/2015
 Page 217
 016-023
 GIN COVE RD

Account: 655 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	01/13/2011
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 wayne.rolland@navy.m:1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean --	55,000.00	38,891	90%	Unimproved	35,002
0.60	Acres-Rear Land 4	1,000.00	600	100%		600
Total Acres 1.10					Land Total	35,602
Acpt Land		35,600	Accepted Bldg		0	Total
						35,600

PERRY
 Name: DANA WOODLANDS LLC

Valuation Report

11/03/2015
 Page 218
 015-023
 US RTE ONE

Account: 806 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 05/05/2006
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
53.61	Acres-Rear Land 2	450.00	24,125	100%		24,125
Total Acres 54.61					Land Total	42,125
Acpt Land		42,100	Accepted Bldg		0	Total
						42,100

PERRY
Name: DANA,CANDI

Valuation Report

11/03/2015

Page 219

Map/Lot:

008-001-A

Account: 906 Card: 1 of 1

Location:

550 OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade B 100	Base	131,813
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,538
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	875
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
2004	0	Typical	Typical	Average	Typical				142,726	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		93%	100%	100%	132,735			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2004	144	B 100	1,752	Avq.	93%	100%	100%	1,629	
Frame Shed	2004	100	E 100	898	Poor	72%	100%	100%	647	
Concrete Slab...	2004	484	D 100	992	Avq.	93%	100%	100%	923	
							Outbuilding Total			3,199
Acpt Land			0	Accepted Bldg		135,900	Total		135,900	

PERRY
 Name: DANA,DONNELL

Valuation Report

11/03/2015

Page 220

Map/Lot:

008-002-A

Account: 1084 Card: 1 of 1

Location:

18 US RT ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Railroad Car/Box	2007	1	C 100	1,200	Avq.	94%	100%	100%	1,128	
Unfin Basement	2007	960	C 100	7,097	Avq.	94%	100%	100%	6,671	
Plumbing fixture	2007	4	C 100	6,000	Avq.	94%	100%	100%	5,640	
Outbuilding Total									13,439	
Acpt Land			0	Accepted Bldg			13,400	Total		13,400

Valuation Report

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/01/1999
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
28.00	Acres-Rear Land 4	1,000.00	28,000	100%		28,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 29.00						84,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,148 Sqft	Grade B 110	Base	200,271
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,578
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Heavy			Insulation	1,579
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Modern	Modern	Average	Typical	227,053
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100%	208,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	80	B 110	1,056	Avg.	92%	100%	100%	972
Wood Deck	2002	210	B 110	2,653	Avg.	92%	100%	100%	2,441
Frame Garage	2002	768	C 100	17,048	Avg.	92%	100%	100%	15,684
Outbuilding Total									19,097

Acpt Land 84,000 **Accepted Bldg** 228,000 **Total** 312,000

Valuation Report

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
4.95	Acres-Rear Land 2	450.00	2,228	100%		2,228
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.95						20,228

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	672 Sqft	Grade D 110	Base	94,665
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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
1940	0	Old Type	Old Type	Below Average	Typical	94,665
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	64%	94%	100%	56,950	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	80	D 110	693	Avq-	64%	94%	100%	417
Wood Deck	1940	50	D 110	586	Avq-	64%	94%	100%	352
Frame Shed	1940	264	E 100	1,736	Fair	54%	100%	100%	937
Wood Deck	1940	224	D 110	1,841	Avq-	64%	94%	100%	1,107
Outbuilding Total									2,813

Acpt Land	20,200	Accepted Bldg	59,800	Total	80,000
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: DAVIS SR,DANIEL D

Valuation Report

11/03/2015

Page 223

Map/Lot: 008-010

Account: 532 Card: 1 of 1

Location: 3 LITTLE EGYPT RD

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Paved

Sale Data
Sale Date 04/01/1999
Sale Price 3,500
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%	Unimproved	12,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10						18,045

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,200 Sqft	Grade C 100	Base	105,060
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Radiant Floor	Cooling	0% None	Heat	450
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	600
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Typical	Typical	Below Average	Typical	106,110	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete			None	87%	70%	100%	64,621

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	168	C 100	1,594	Avg-	87%	70%	100%	971
Outbuilding Total									971

Acpt Land 18,000 **Accepted Bldg** 65,600 **Total** 83,600

PERRY
Name: DAVIS,CAROLE

Valuation Report

11/03/2015

Page 224

Map/Lot:

014-007-002

Account: 148 Card: 1 of 1

Location:

12 SUMMER LN/COURT

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Lake	80,000.00	126,491	100%		126,491
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50						Land Total 132,491

Dwelling Description

Replacement Cost New

Conventional	One Story	1,580 Sqft	Grade D 110	Base	111,233
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-17,102
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,252
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,510
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Average	Typical	101,801
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	81,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1969	424	D 110	3,285	Avq.	80%	100%	100%	2,628
Wood Deck	1969	280	D 110	2,246	Avq.	80%	100%	100%	1,797
Frame Shed	1969	120	D 110	1,805	Avq.	80%	100%	100%	1,444
Wood Deck	1969	192	C 100	1,786	Avq.	80%	100%	100%	1,429
Tennis Court	1969	4536	C 100	12,701	Avq.	80%	100%	100%	10,161
Outbuilding Total									17,459

Acpt Land 132,500 **Accepted Bldg** 98,900 **Total** 231,400

PERRY
 Name: DAVIS,MARGARET

Valuation Report

11/03/2015
 Page 225
 012-015
 US RTE ONE

Account: 631 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
83.00	Acres-Rear Land 2	450.00	37,350	100%		37,350
8.00	Acres-Rear Land 3(>100)	300.00	2,400	100%		2,400
Total Acres 92.00					Land Total	57,750
Acpt Land		57,800	Accepted Bldg		0	Total
						57,800

PERRY
 Name: DAVIS,ROBERT & MARGARET

Valuation Report

11/03/2015

Page 226

Map/Lot: 010-018-001

Account: 159 Card: 1 of 1

Location: 249 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
9.24	Acres-Rear Land 1	3,000.00	27,720	100%		27,720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.24						Land Total 118,720

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	884 Sqft	Grade C 100	Base	122,195
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	128,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100%	109,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	340	C 100	2,970	Avg.	85%	100%	100%	2,524
Encl Frame Porch	1984	70	C 100	1,470	Avg.	85%	100%	100%	1,249
2S Frame Garage	1993	672	C 100	21,758	Avg.	85%	100%	100%	18,494
Frame Shed	1993	336	E 100	2,104	Avg.	89%	100%	100%	1,873
Outbuilding Total									24,140

Acpt Land 118,700 **Accepted Bldg** 133,300 **Total** 252,000

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean --	55,000.00	75,812	100%		75,812
3.62	Acres-Rear Land 4	1,000.00	3,620	100%		3,620
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.52						85,432

Land Total

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,622 Sqft	Grade C 100	Base	126,906
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	2,352
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	Typical	Typical	Poor	Typical	134,258	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		59%	50%	100%	39,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1974	1400	C 100	38,830	Fair	69%	100%	100%	26,793
Outbuilding Total									26,793

Acpt Land

85,400

Accepted Bldg

66,400

Total

151,800

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 07/01/1994
Topography	Rolling	Sale Price 89,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
11.60	Acres-Rear Land 2	450.00	5,220	100%		5,220
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						31,220

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	924 Sqft	Grade B 100	Base		154,648
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof		982
						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		6,250
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	Typical	Typical	Average	Typical	161,880			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	132,742				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1976	306	B 100	8,079	Avg.	82%	100%	100%	6,625
Unfin Basement	1976	306	B 100	5,120	Avg.	82%	100%	100%	4,198
Wood Deck	1976	160	B 100	1,912	Avg.	82%	100%	100%	1,568
Frame Shed	1976	120	C 100	2,001	Avg.	82%	100%	100%	1,641
Frame Shed	1976	144	C 100	2,247	Avg.	82%	100%	100%	1,843
Outbuilding Total									15,875

Acpt Land	31,200	Accepted Bldg	148,600	Total	179,800
------------------	--------	----------------------	---------	--------------	---------

Account: 614 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 04/17/2004
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1 LOT32 B3789P315 LOT 34
Reference 2 LOT31 B3310P198 MAP15LOT18 B3033P140
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
18.21	Acres-Rear Land 2	450.00	8,195	100%		8,195
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
63.00	Acres-Rear Land 2	450.00	28,350	100%		28,350
2.65	Acres-Rear Land 2	450.00	1,193	100%		1,193
16.14	Acres-Rear Land 2	450.00	7,263	100%		7,263
27.86	Acres-Rear Land 3(>100)	300.00	8,358	100%		8,358
Total Acres 128.86						Land Total 79,359

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,144 Sqft	Grade B 100	Base	179,181
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,679
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Heavy			Insulation	1,251
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Average	Typical	197,861	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	100%	100%	184,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2005	352	B 100	9,292	Avq.	93%	100%	100%	8,642
Unfin Basement	2005	352	B 100	5,384	Avq.	93%	100%	100%	5,007
Open Frame Porch	2005	96	B 100	1,115	Avq.	93%	100%	100%	1,037
2S Frame Garage	2005	896	B 100	33,764	Avq.	93%	100%	100%	31,401
Wood Deck	2005	360	B 100	3,912	Avq.	93%	100%	100%	3,638
Bulkhead	2005	36	B 100	1,404	Avq.	93%	100%	100%	1,306
Frame Shed	2005	384	E 100	2,350	Avq.	93%	100%	100%	2,186
Frame Shed	2005	100	C 100	1,797	Avq.	93%	100%	100%	1,671
Frame Shed	2005	192	C 100	2,737	Avq.	93%	100%	100%	2,545
Wood Deck	2005	48	B 100	792	Avq.	93%	100%	100%	737
Outbuilding Total									58,170

Acpt Land

79,400

Accepted Bldg

242,200 **Total**

321,600

PERRY
 Name: DEAN,SANDRA

Valuation Report

11/03/2015

Page 230

Map/Lot: 003-028

Account: 208 Card: 1 of 1

Location: 197 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 06/01/1997
 Sale Price 15,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	50%	Unimproved	3,000
Total Acres 1.40					Land Total	15,180

Acpt Land	15,200	Accepted Bldg	0	Total	15,200
------------------	--------	----------------------	---	--------------	--------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/1987
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.23	Acres-Lake	80,000.00	38,367	100%		38,367	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.23						Land Total	44,367

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade D 100	Base	62,517
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-6,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-995
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	-630
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2010	Typical	Typical	Average	Typical	53,965
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	44,251	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1975	280	D 100	2.042	Avq.	1,674
Outbuilding Total						1,674
Acpt Land		44,400	Accepted Bldg		45,900	Total
						90,300

PERRY

Valuation Report

11/03/2015

Name: DEUTSCHE BANK NATIONAL TRUST COMPANY

Page 232

TRUSTEE FOR NOVA STAR MORTGAGE

Map/Lot:

004-015-001

Account: 149 Card: 1 of 1

Location:

2 SMALL LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/18/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 0.33 Acres-Misc (Fract) and 2.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 7 columns: Description, Units, Price/Unit, Total Fctr, Influence, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1960, 1984, Old Type, Poor, Typical, 82,381.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Open Frame Porch, Frame Shed.

Acpt Land 12,900 Accepted Bldg 10,900 Total 23,800

PERRY
Name: DEWITT,DAVID W SR

Valuation Report

11/03/2015

Page 233

Map/Lot: 003-043-001

Account: 436 Card: 1 of 1

Location: 459 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 11/01/1996
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 10.00						Land Total 23,850

Dwelling Description

Replacement Cost New

Seasonal	One Story	1,178 Sqft	Grade E 110	Base	47,108
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,775
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,455
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,882
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	Old Type	Old Type	Fair	Typical	40,760
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 72%	Func. % 94%	Econ. % 100%
						27,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	126	E 110	1,135	Fair	72%	94%	100%	768
Frame Shed	1980	54	E 110	730	Fair	72%	94%	100%	494
Outbuilding Total									1,262

Acpt Land 23,900 **Accepted Bldg** 28,800 **Total** 52,700

PERRY
 Name: DIECKMANN FAMILY TRUST

Valuation Report

11/03/2015

Page 234

Map/Lot:

003-035-008

Account: 855 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 09/01/2000
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean -	75,000.00	75,000	100%		75,000
0.48	Acres-Rear Land 1	3,000.00	1,440	100%		1,440
Total Acres 1.48					Land Total	76,440
Acpt Land		76,400	Accepted Bldg		0	Total
						76,400

PERRY
 Name: DIECKMANN FAMILY TRUST,TRUSEES

Valuation Report

11/03/2015
 Page 235
 003-035-001
 LEACH PT RD

Account: 872 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 06/11/2004
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean -	75,000.00	72,715	90%	Unimproved	65,444	
1.06	Acres-Rear Land 1	3,000.00	3,180	100%		3,180	
Total Acres 2.00					Land Total	68,624	
Acpt Land		68,600	Accepted Bldg		0	Total	68,600

PERRY
 Name: DIECKMANN,JOAN,WHITE,MAX E &

Valuation Report

11/03/2015

Page 236

Account: 936 Card: 1 of 1

Map/Lot: 003-001-001-004
 Location: BIRCH POINT RD

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 10/01/2002
 Sale Price 49,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Ocean/Cove	50,000.00	48,734	100%		48,734
Total Acres 0.95				Land Total		48,734
Acpt Land		48,700	Accepted Bldg		0	Total
						48,700

PERRY
 Name: DIFFIN, RONALD C & IRENE C

Valuation Report

11/03/2015

Page 237

Map/Lot:

016-002

Account: 163 Card: 1 of 1

Location:

1877 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.27	Acres-Rear Land 2	450.00	122	100%		122
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.27						Land Total
						26,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1980	14X52	B 100	23.028	Avg.	40%	100%	100%	9,211
Frame Garage	1980	480	C 100	12.155	Avg.	84%	100%	100%	10,210
Wood Deck	1980	180	C 100	1.690	Avg.	84%	100%	100%	1,420
Outbuilding Total									20,841

Acpt Land	26,100	Accepted Bldg	20,800	Total	46,900
------------------	--------	----------------------	--------	--------------	--------

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/22/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2 BONNIE WASHBURN HAS KEY
 Tran/Land/Bldg 5 0 0
 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-Baslot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			26,000

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story Vinyl/Aluminum 1 OTHER Units-0	576 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	78,094 0 0
Foundation	Concrete Slab	Basement	None	Basement	-5,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,306
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,008	Insulation	-827
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	70,931
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		92%	65%	100%

Value(Rcld)
 42,417

Acpt Land 26,000 **Accepted Bldg** 42,400 **Total** 68,400

PERRY
 Name: DIKES,JULIE M & HUCKABY,DANELL MARIE

Valuation Report

11/03/2015

Page 239

Map/Lot:

016-032

Location:

GIN COVE RD

Account: 423 Card: 1 of 1

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/01/2002
 Sale Price 1,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-Rear Land 2	450.00	59	100%		58	
Total Acres 0.13				Land Total		58	
Accpt Land		100	Accepted Bldg		0	Total	100

PERRY
 Name: DIKES,JULIE M & HUCKABY,DANELL MARIE

Valuation Report

11/03/2015
 Page 240
 016-030
 GIN COVE RD

Account: 426 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/01/2002
 Sale Price 1,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.50	Acres-Rear Land 2	450.00	225	100%		225
Total Acres 1.50				Land Total		11,025
Acpt Land		11,000	Accepted Bldg		0	Total
						11,000

PERRY
Name: DIMAURO,JON

Valuation Report

11/03/2015

Page 241

Map/Lot:

003-007

Account: 743 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

Sale Data
Sale Date 08/15/2009
Sale Price 26,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Ocean ---	25,000.00	20,917	100%		20,917
Total Acres 0.70				Land Total		20,917

Acpt Land	20,900	Accepted Bldg	0	Total	20,900
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: DIMAURO, JON F

Valuation Report

11/03/2015

Page 242

Map/Lot: 003-009

Account: 693 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 12/05/2012
 Sale Price 23,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.89	Acres-Ocean ---	25,000.00	23,585	100%		23,585	
Total Acres 0.89				Land Total		23,585	
Acpt Land		23,600	Accepted Bldg		0	Total	23,600

PERRY
 Name: DIMAURO, JON F

Valuation Report

11/03/2015

Page 243

Map/Lot: 003-011

Account: 830 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 06/20/1009
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean ---	25,000.00	23,717	100%		23,717	
Total Acres 0.90				Land Total		23,717	
Acpt Land		23,700	Accepted Bldg		0	Total	23,700

PERRY
 Name: DIMAURO, JON F & BESS, LISA

Valuation Report

11/03/2015

Page 244

Map/Lot: 003-012

Account: 322 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean ---	25,000.00	25,000	100%		25,000
Total Acres 1.00				Land Total		25,000
Acpt Land		25,000	Accepted Bldg		0	Total
						25,000

PERRY
Name: DIMAURO, JON F & BESS, LISA M

Valuation Report

11/03/2015

Page 245

Map/Lot: 003-010

Account: 61 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Ocean ---	25,000.00	22,361	100%		22,361
Total Acres 0.80				Land Total		22,361
Acpt Land		22,400	Accepted Bldg		0	Total
						22,400

PERRY
 Name: DIMAURO, JON F & BESS, LISA M

Valuation Report

11/03/2015

Page 246

Map/Lot:

003-008

Account: 835 Card: 1 of 1

Location:

LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean ---	25,000.00	23,717	100%		23,717
Total Acres 0.90				Land Total		23,717
Acpt Land		23,700	Accepted Bldg		0	Total
						23,700

PERRY
 Name: DONAHUE,SARAH E

Valuation Report

11/03/2015

Page 247

Map/Lot: 015-053

Account: 413 Card: 1 of 1

Location: 31 POTTLE RD

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50						Land Total 26,675

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade B 100	Base	135,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,639
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	910
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	146,519
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	136,263	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	288	B 100	3,192	Avg.	93%	100%	100%	2,969
Outbuilding Total									2,969

Acpt Land 26,700 **Accepted Bldg** 139,200 **Total** 165,900

PERRY
 Name: DORE,CLIV (LIFE ESTATE)
 DORE,FRANCES

Valuation Report

11/03/2015

Page 248

Account: 169 Card: 1 of 1

Map/Lot: 004-019
 Location: 274 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 22 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.15	Acres-Rear Land 1	3,000.00	12,450	60%	View/Envir	7,470
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.15						33,470

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,148 Sqft	Grade B 100	Base	182,065
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,162
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,435
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Modern	Modern	Average	Typical	197,662
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100%	173,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	724	B 100	7,184	Avg.	88%	100%	100%	6,322
2S Frame Garage	2004	616	B 100	25,556	Avg.	88%	75%	100%	16,867
Finished Attic	2004	616	B 100	10,630	Avg.	88%	75%	100%	7,016
Encl Frame Porch	2004	48	B 100	1,558	Avg.	88%	100%	100%	1,371
Outbuilding Total									31,576

Acpt Land

33,500 **Accepted Bldg**

205,500 **Total**

239,000

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/17/2003
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Baslot (Fract)	20,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00						Land Total 28,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	960 Sqft	Grade C 100	Base	127,596
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,784
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	960
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	127,116
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	88%	100%	111,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1992	120	E 100	1,000	Poor	67%	100%	100%	670
Frame Shed	1992	64	E 100	714	Avg-	83%	100%	100%	593
Outbuilding Total									1,263

Acpt Land 28,700 **Accepted Bldg** 113,100 **Total** 141,800

PERRY
Name: DORE,ROBERT

Valuation Report

11/03/2015

Page 250

Map/Lot:

004-021-001-001

Account: 301 Card: 1 of 1

Location:

236 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Commercial
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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 (Fract)	20,000.00	28,284	100%		28,284	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
Total Acres 4.00						Land Total	35,184

Commercial Description

Occupancy Type	Manufacturing...					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Steam No Boiler					
Built	1986					
Remodeled	0					
Base Cost/Sqft		15.15				
Heat-Cool/Sqft	+	4.31				
Total		19.46				
Size Factor	X	0.925				
Adjusted Cost/Sqft		18.00				
Total Square Feet	X	4,050				
Replacement Cost		72,900				
Condition	Average					
% Good Physical	X	.64				
Functional	X	1.00				
Subtotal		46,656				
Economic Factor	X 1.00					
			Total Value			46,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Unfin Basement	1986	4050	C 100	21,280	Poor	65%	100%	100%		13,832
Outbuilding Total										13,832
Accpt Land		35,200	Accepted Bldg		60,500	Total				95,700

PERRY
 Name: DORE,ROBERT S & BARBARA

Valuation Report

11/03/2015

Page 251

Map/Lot: 004-020

Account: 903 Card: 1 of 1

Location: 243 Old Eastport Rd

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
1.00	Sites-Mobile Home Site	5,000.00	5,000	100%		5,000	
15.00	Acres-Rear Land 2	450.00	6,750	100%		6,750	
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000	
Total Acres 16.00						Land Total	43,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,280 Sqft	Grade B 100	Base	123,975
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	936 Sqft, Grade E	Basement Gar	None	Fin Bsmt	4,563
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,320
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	800
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Average	Typical	141,658	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		89%	85%	100%	107,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	512	B 100	5,432	Ava.	89%	85%	100%	4,109
Frame Shed	1993	144	B 100	2,809	Ava.	89%	85%	100%	2,125
Outbuilding Total									6,234

Acpt Land 43,800 **Accepted Bldg** 113,400 **Total** 157,200

PERRY
Name: DOTEN, JUDD

Valuation Report

11/03/2015

Page 252

Map/Lot:

018-002-B

Location:

866 US RTE ONE

Account: 921 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade B 100	Base	108,300
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,911
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,040	Insulation	650
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	97,016
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	92,165	
Acpt Land	0	Accepted Bldg	92,200	Total	92,200	

PERRY
Name: DOUGHERTY,RHODA

Valuation Report

11/03/2015

Page 253

Map/Lot:

013-005

Account: 398 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Level
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Baselot (Fract)	30,000.00	16,971	25%	Restrictio	4,243
Total Acres 0.32					Land Total	4,243
Accpt Land		4,200	Accepted Bldg		0	Total
						4,200

Valuation Report

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/15/2014
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean	85,000.00	47,326	100%		47,326
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.31			Land Total			53,326

Dwelling Description

Replacement Cost New

Conventional	One Story	1,008 Sqft	Grade D 110	Base	82,288
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-2,537
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,437
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
1977	0	Typical	Typical	Average	Typical	78,314
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	65,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	344	D 110	2,708	Avg.	83%	100%	100%	2,248
Encl Frame Porch	1977	40	D 110	1,049	Avg.	83%	100%	100%	871
Frame Shed	1977	192	D 100	2,244	Avg-	78%	100%	100%	1,750
Frame Shed	1977	376	D 100	3,787	Avg.	83%	100%	100%	3,143
Outbuilding Total									8,012

Acpt Land 53,300 **Accepted Bldg** 73,000 **Total** 126,300

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Ocean	85,000.00	147,224	100%		147,224	
7.00	Acres-Rear Land 1	3,000.00	21,000	100%		21,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 10.00						Land Total	174,224

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	828 Sqft	Grade C 110	Base	129,404
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-91
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	276 Sqft, Grade E	Basement Gar	None	Fin Bsmt	2,070
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,311
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	17,600
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Heavy			Insulation	797
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1996	Typical	Typical	Average	Typical	157,591
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	132,376	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1996	1152	C 110	26,763	Avg.	84%	100%	100%	22,481
Wood Deck	1996	292	C 110	2,845	Avg.	84%	100%	100%	2,390
Open Frame Porch	1996	60	C 110	675	Avg.	84%	100%	100%	567
2S Frame Garage	1980	896	C 100	27,011	Avg.	84%	100%	100%	22,689
Finished Attic	1980	896	D 100	8,466	Avg.	84%	100%	100%	7,111
Outbuilding Total									55,238

Acpt Land	174,200	Accepted Bldg	187,600	Total	361,800
------------------	---------	----------------------	---------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: DOW,TAMMY;PERRY,STEPHANIE;STEVENS,RH

Page 256

STEVENS,TIMOTHY & STEVENS,GREGORY

Map/Lot:

009-012-001

Account: 745 Card: 1 of 1

Location:

41 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 5.00						Land Total
						13,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
8Mobile Home	0			----	SOUND	VALUE	----	200
Outbuilding Total								200
Acpt Land		13,800	Accepted Bldg			200	Total	14,000

PERRY
 Name: DOWLING,ANNA MARIE COATES

Valuation Report

11/03/2015

Page 257

Map/Lot: 013-037

Account: 440 Card: 1 of 1

Location: 465 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug Well
 Street Semi-Improved

Sale Data
 Sale Date 10/01/2000
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.10						21,845
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1973	308	E 100	1,962	Ava.	81%	100%	100%	1,589	
Outbuilding Total									1,589	
Acpt Land		21,800		Accepted Bldg		1,600		Total		23,400

PERRY
 Name: DPJP,LLC

Valuation Report

11/03/2015

Page 258

Map/Lot:
 Location:

015-012-004
 SUNSET COVE LN

Account: 952 Card: 1 of 1

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	02/01/2012
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 CHANGED TO LLC B 3820 P296 3 LOTS

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.80	Acres-Lake	80,000.00	133,866	50%	Restrictio	66,933	
Total Acres 2.80				Land Total		66,933	
Acpt Land		66,900	Accepted Bldg		0	Total	66,900

PERRY
Name: DPJP,LLC

Valuation Report

11/03/2015

Page 259

Account: 953 Card: 1 of 1

Map/Lot:
Location:

015-012-005
SUNSET COVE LN

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.51	Acres-Lake	80,000.00	126,744	50%	Unimproved	63,372
Total Acres 2.51					Land Total	63,372
Acpt Land		63,400	Accepted Bldg		0	Total
						63,400

PERRY
Name: DPJP,LLC

Valuation Report

11/03/2015

Page 260

Account: 954 Card: 1 of 1

Map/Lot:
Location:

015-012-006
SUNSET COVE LN

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.55	Acres-Lake	80,000.00	127,750	90%	Unimproved	114,975
Total Acres 2.55					Land Total	114,975
Acpt Land		115,000	Accepted Bldg		0	Total
						115,000

PERRY
Name: DROGHEO,JOSEPH E & SARA C

Valuation Report

11/03/2015

Page 261

Map/Lot:

003-018

Account: 176 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 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-Ocean -	75,000.00	56,624	90%	Unimproved	50,961	
Total Acres 0.57			Land Total			50,961	
Accpt Land		51,000	Accepted Bldg		0	Total	51,000

PERRY
 Name: DUFFY,BRIAN & CARROLL SUSANNE

Valuation Report

11/03/2015

Page 262

Map/Lot:

013-037-00B

Account: 390 Card: 1 of 1

Location:

471 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/23/2003
 Sale Price 38,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 1	3,000.00	6,000	100%		6,000
Total Acres 3.00					Land Total	26,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1995	14X56	C 100	21.896	Ava.	62%	100%	100%	13,576
Wood Deck	1995	128	C 100	1.274	Ava.	89%	100%	100%	1,134
Frame Shed	1995	192	D 100	2.244	Ava.	89%	100%	100%	1,997
Outbuilding Total									16,707

Acpt Land 26,000 **Accepted Bldg** 16,700 **Total** 42,700

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 01/01/2001
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
9.00	Acres-Rear Land 4	1,000.00	9,000	100%		9,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						65,000

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	690 Sqft	Grade C 100	Base	104,946
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,008
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	12,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	518
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1855	2006	Typical	Typical	Average	Typical	Value(Rcnd)
None				65%	100%	74,396

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
One Story Frame	2006	986	C 110	22,907	Avg.	94%	100%	100%	21,533
Open Frame Porch	1855	180	C 100	1,541	Avg.	65%	100%	100%	1,002
Frame Garage	1855	322	D 100	7,766	Avg.	65%	100%	100%	5,048
Frame Shed	1855	184	D 100	2,177	Avg.	65%	100%	100%	1,415
Outbuilding Total									28,998

Acpt Land

65,000

Accepted Bldg

103,400

Total

168,400

PERRY
 Name: DUMONT,DARREN M

Valuation Report

11/03/2015

Page 264

Account: 1098 Card: 1 of 1

Map/Lot:
 Location:

016-012-001
 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	02/01/2002
Sale Price	89,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.15	Acres-Ocean	85,000.00	91,152	100%		91,152	
4.20	Acres-Rear Land 2	450.00	1,890	100%		1,890	
Total Acres 5.35					Land Total	93,042	
Acpt Land		93,000	Accepted Bldg		0	Total	93,000

PERRY
 Name: DUMONT,THOMAS

Valuation Report

11/03/2015

Page 265

Map/Lot:

016-041

Account: 150 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Paved

Sale Data
 Sale Date 11/10/2004
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 1.00				Land Total		18,000
Accpt Land		18,000	Accepted Bldg		0	Total
						18,000

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1995
Sale Price 43,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 14.00						31,850

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,008 Sqft	Grade D 110	Base	117,672
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Forced Warm	Cooling	0% None	Heat	-397
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	Typical	Typical	Average	Typical	117,275
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	95% 100%	72,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	12	D 110	219	Avg.	65%	95%	100%	135
Open Frame Porch	1930	160	D 110	1,251	Avg.	65%	95%	100%	772
Frame Garage	1930	600	D 110	12,803	Avg.	65%	95%	100%	7,906
Outbuilding Total									8,813

Acpt Land 31,900 **Accepted Bldg** 81,200 **Total** 113,100

PERRY
Name: DUNN,FLYNN

Valuation Report

11/03/2015

Page 267

Map/Lot: 011-011

Account: 243 Card: 1 of 1

Location: 19 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.40	Acres-Lake	80,000.00	50,596	90%	Unimproved	45,537	
1.58	Acres-Rear Land 2	450.00	711	100%		711	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.98						Land Total	52,248

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 100	Base	139,005
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-2,275
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	720
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Good	Inadeq.	144,950
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			None	95%	95% 100%	130,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2011	192	B 100	2,042	Good	95%	95%	100%	1,843
Wood Deck	2011	300	B 100	3,312	Good	95%	95%	100%	2,989
Outbuilding Total									4,832

Acpt Land 52,200 **Accepted Bldg** 135,600 **Total** 187,800

PERRY
 Name: DWELLEY,ORLAND & SON,INC

Valuation Report

11/03/2015
 Page 268
 009-046+048
 US RTE ONE

Account: 754 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data	
Sale Date	05/21/2014
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	50%	Size/Shape	10,000
45.40	Acres-Rear Land 2	450.00	20,430	100%		20,430
2.00	# -Lot Improvements	3,000.00	6,000	50%	Size/Shape	3,000
Total Acres 46.40			Land Total			33,430
Acpt Land		33,400	Accepted Bldg		0	Total
						33,400

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Level
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
54.00	Acres-Rear Land 2	450.00	24,300	100%		24,300	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 55.00						Land Total	41,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	988 Sqft	Grade B 100	Base	163,319
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	177,069
Functional Obsolescence						Value(Rcnld)
None						146,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1978	228	B 100	3,856	Avg.	83%	100%	100%	3,200
Open Frame Porch	1978	48	B 100	651	Avg.	83%	100%	100%	540
Frame Garage	1978	552	B 100	16,722	Avg.	83%	100%	100%	13,879
Wood Deck	1978	216	B 100	2,472	Avg.	83%	100%	100%	2,052
Stable w/Loft	1978	1500	C 100	18,297	Avg.	83%	100%	100%	15,187
Frame Shed	1978	600	D 100	5,664	Avg.	83%	75%	100%	3,526
Riding Arena	1978	8640	D 100	70,848	Avg.	83%	100%	100%	58,804
Outbuilding Total									97,188

Acpt Land	41,100	Accepted Bldg	244,200	Total	285,300
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: DYER,BRENTON P & BETTY HUMPHRIES

Valuation Report

11/03/2015

Page 270

Map/Lot:

009-026-001&002

Location:

GOLDING RD

Account: 327 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled Well
 Street Gravel

Sale Data
 Sale Date 01/01/1999
 Sale Price 4,000
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 5.00					Land Total	12,600
Acpt Land		12,600	Accepted Bldg		0	Total
						12,600

PERRY
Name: EARLEY,CHARLES

Valuation Report

11/03/2015

Page 271

Map/Lot:

011-021

Account: 4 Card: 1 of 1

Location:

ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Lake	80,000.00	68,352	90%	Unimproved	61,517
Total Acres 0.73					Land Total	61,517
Acpt Land		61,500	Accepted Bldg		0	Total
						61,500

PERRY
 Name: EARLEY,CHARLES

Valuation Report

11/03/2015

Page 272

Map/Lot: 011-033

Account: 30 Card: 1 of 1

Location: 810 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/01/1997
 Sale Price 22,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000	
0.20	Acres-Rear Land 2	450.00	90	100%		90	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.20						Land Total	18,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1977	14X60	B 100	25,764	Ava.	40%	100%	100%	10,306
Encl Frame Porch	1990	200	C 100	2,799	Ava.	88%	100%	100%	2,463
Outbuilding Total									12,769

Acpt Land 18,100 **Accepted Bldg** 12,800 **Total** 30,900

PERRY
 Name: EARLEY,CHARLES

Valuation Report

11/03/2015

Page 273

Map/Lot: 018-025

Account: 594 Card: 1 of 1

Location: 35 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/01/2001
 Sale Price 8,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Misc (Fract)	12,000.00	6,997	100%		6,997
Total Acres 0.34						6,997

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1970	800	C 100	17.592	Avg.	80%	100%	100%	14,074
Outbuilding Total									14,074

Acpt Land	7,000	Accepted Bldg	14,100	Total	21,100
------------------	-------	----------------------	--------	--------------	--------

PERRY
Name: EARLEY,CHARLES

Valuation Report

11/03/2015

Page 274

Map/Lot: 003-005

Account: 744 Card: 1 of 1

Location: ISLAND

Neighborhood 22 ISLAND

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

Sale Data
Sale Date 12/01/1996
Sale Price 40,000
Sale Type Land Only
Financing Unknown
Verified Buyer
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	70,711 75%	Access	53,033
0.70	Acres-Rear Land 1	3,000.00	2,100 100%		2,100
Total Acres 2.70			Land Total		55,133

Dwelling Description

Replacement Cost New

Conventional	One Story	196 Sqft	Grade SC100	Base	30,146
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-1,183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-290
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,960
Attic	3/4 Finished			Attic	3,055
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	Typical	Typical	Average	Typical	27,768
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		generator only		90%	100% 90%	22,555
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Open Frame Porch	1997	70	SC100	456 Avq.	90% 100% 90%	370
Outbuilding Total						370
Acpt Land		55,100	Accepted Bldg		22,900	Total
						78,000

PERRY
Name: EARLEY,CHARLES T

Valuation Report

11/03/2015

Page 275

Map/Lot:

011-019+020

Account: 185 Card: 1 of 1

Location:

20 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Lake	80,000.00	94,657	100%		94,657
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 100,657

Dwelling Description

Replacement Cost New

Post & Bean/Log	Two Story	589 Sqft	Grade B 100	Base	128,174
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	Capped Only			Insulation	-736
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	127,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	107,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	228	B 100	2,592	Avg.	84%	100%	100%	2,177
2S Frame Garage	1980	936	C 100	27,949	Avg.	84%	100%	100%	23,477
Finished Attic	1980	936	C 100	10,584	Avg.	84%	100%	100%	8,891
Outbuilding Total									34,545

Acpt Land

100,700

Accepted Bldg

141,600 **Total**

242,300

PERRY
 Name: EARLEY,CHARLES T

Valuation Report

11/03/2015
 Page 276
 011-009-020
 ROYS WAY

Account: 963 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%		10,800
9.50	Acres-Rear Land 2	450.00	4,275	100%		4,275
Total Acres 10.50					Land Total	15,075
Acpt Land		15,100	Accepted Bldg		0	Total
						15,100

PERRY
Name: EARLEY,CHARLES T

Valuation Report

11/03/2015
Page 277
011-009-022
ROYS WAY

Account: 973 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
9.20	Acres-Rear Land 2	450.00	4,140	100%		4,140	
Total Acres 10.20					Land Total	14,940	
Acpt Land		14,900	Accepted Bldg		0	Total	14,900

PERRY
Name: EARLEY,CHARLES T

Valuation Report

11/03/2015
Page 278
011-009-023
ROYS WAY

Map/Lot:
Location:

Account: 974 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
9.20	Acres-Rear Land 2	450.00	4,140	100%		4,140	
Total Acres 10.20					Land Total	14,940	
Acpt Land		14,900	Accepted Bldg		0	Total	14,900

PERRY
 Name: EARLEY,CHARLES T

Valuation Report

11/03/2015
 Page 279
 011-009-024
 ROYS WAY

Account: 975 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
9.30	Acres-Rear Land 2	450.00	4,185	100%		4,185
Total Acres 10.30					Land Total	14,985
Acpt Land		15,000	Accepted Bldg		0	Total
						15,000

PERRY
Name: EARLEY,CHARLES T

Valuation Report

11/03/2015
Page 280
011-009-025
ROYS WAY

Account: 976 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
9.30	Acres-Rear Land 2	450.00	4,185	100%		4,185	
Total Acres 10.30					Land Total	14,985	
Acpt Land		15,000	Accepted Bldg		0	Total	15,000

PERRY
 Name: EARLEY,CHARLES T

Valuation Report

11/03/2015
 Page 281
 011-009-026
 ROYS WAY

Account: 977 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
5.90	Acres-Rear Land 2	450.00	2,655	100%		2,655	
Total Acres 6.90					Land Total	13,455	
Acpt Land		13,500	Accepted Bldg		0	Total	13,500

PERRY
Name: EARLEY,JOHN M

Valuation Report

11/03/2015

Page 282

Map/Lot: 009-040

Account: 393 Card: 1 of 1

Location: 1244 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/27/2010
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
15.25	Acres-Rear Land 2	450.00	6,863	100%		6,863
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.25						32,863

Dwelling Description

Replacement Cost New

Conventional	One Story	1,092 Sqft	Grade D 100	Base	77,129
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,298
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-448
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	74,458
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	68%	95%	100%	48,100	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1960	432	E 100	2,595	Fair	63%	100%	100%	1,635
Frame Shed	1960	64	E 100	714	Poor	53%	50%	100%	189
Outbuilding Total									1,824

Acpt Land 32,900 **Accepted Bldg** 49,900 **Total** 82,800

PERRY
Name: EASTERN MAINE ELECTRIC COOP

Valuation Report

11/03/2015

Page 283

Map/Lot:
Location:

E.M.E.C.
POWER LINES

Account: 918 Card: 1 of 1

Neighborhood 25 PERRY TOWN LOCATIONS

Zoning/Use Utilities.....
Topography
Utilities None
Street None

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
178.10	-----Utilities	1,000.00	178,100	100%		178,100
Total Acres 0.00				Land Total		178,100
Acpt Land		178,100	Accepted Bldg	0	Total	178,100

PERRY
Name: EAVES,MRS THOMAS

Valuation Report

11/03/2015
Page 284
006-053
US RTE ONE

Account: 187 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00					Land Total	18,450	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 07/01/1998
Topography	Above Street	Sale Price 130,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
8.46	Acres-Rear Land 2	450.00	3,807	100%		3,807
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.46					Land Total	29,807

Dwelling Description				Replacement Cost New		
Double Wide	Two Story	960 Sqft	Grade B 100	Base		130,148
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,480
Rooms	8					
Bedrooms	6	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition					Total	
1963	1985	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None				77%	100%	100%		112,519		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
One Story Frame	1963	672	B 100	17,741	Avq.	77%	100%	100%	13,661
Unfinished Attic	1963	672	B 100	2,510	Avq.	77%	100%	100%	1,933
Open Frame Porch	1963	143	B 100	1,569	Avq.	77%	100%	100%	1,208
Wood Deck	1963	690	B 100	7,212	Avq.	77%	100%	100%	5,553
Open Frame Porch	1963	120	B 100	1,348	Avq.	77%	100%	100%	1,038
Frame Garage	1963	840	C 100	18,272	Avq.	72%	100%	100%	13,156
Frame Shed	1963	77	E 100	781	Avq.	77%	100%	100%	601
Frame Shed	1963	324	E 100	2,043	Avq.	77%	100%	100%	1,573
Riding Arena	1963	4800	D 100	39,360	Avq.	77%	100%	100%	30,307
Outbuilding Total									69,030

Acpt Land	29,800	Accepted Bldg	181,500	Total	211,300
------------------	--------	----------------------	---------	--------------	---------

PERRY
Name: ERAMAIN,RICHARD

Valuation Report

11/03/2015

Page 286

Map/Lot:

012-010

Account: 189 Card: 1 of 1

Location:

639 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950	
Total Acres 12.00					Land Total	15,750	
Acpt Land		15,800	Accepted Bldg		0	Total	15,800

PERRY
 Name: ERB,DIANE DP

Valuation Report

11/03/2015

Page 287

Map/Lot:

018-044

Account: 80 Card: 1 of 1

Location:

GLEASON PT RD

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography
 Utilities None
 Street Street Surface

Sale Data
 Sale Date 08/01/1996
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
0.89	Acres-Rear Land 2	450.00	401	100%		401
Total Acres 1.89					Land Total	18,401
Acpt Land		18,400	Accepted Bldg		0	Total
						18,400

PERRY
 Name: FAIRPOINT COMMUNICATIONS

Valuation Report

11/03/2015
 Page 288
 005-048-001
 US RTE ONE

Account: 511 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Level
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 1.00				Land Total		18,000
Acpt Land		18,000	Accepted Bldg		0	Total
						18,000

Valuation Report

Map/Lot: 011-012

Account: 194 Card: 1 of 1

Location: 15 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street Gravel

Sale Data
Sale Date 12/01/1988
Sale Price 11,000
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Lake	80,000.00	74,619	90%	Restrictio	67,157
0.98	Acres-Rear Land 2	450.00	441	100%		441
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.85						73,598

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base		92,585
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		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	Capped Only			Insulation		-455
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	92,130
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnd)
Incomplete		None		88%	100%	68,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1990	260	C 100	3,412	Ava.	88%	85%	100%	2,553
Wood Deck	1990	80	C 100	890	Ava.	88%	85%	100%	666
Outbuilding Total									3,219

Acpt Land 73,600 **Accepted Bldg** 72,100 **Total** 145,700

PERRY
 Name: FARRIS,JEAN (LIFE ESTATE)

Valuation Report

11/03/2015

Page 290

Map/Lot: 007-014

Account: 177 Card: 1 of 1

Location: 53 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 LIFE ESTATE PER WILL
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Ocean/Cove	50,000.00	111,803	100%		111,803
20.00	Acres-Rear Land 1	3,000.00	60,000	60%	View/Envir	36,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00						Land Total 156,053

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	573 Sqft	Grade C 100	Base	95,560
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-1,488
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	None			Insulation	-860
Unfin. Living Area	10%			Unfinished	-516

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	92,696
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None				65%	95% 100%	57,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
One Story Frame	1930	220	C 100	4,646	Avq.	65%	95%	100%	2,869
Frame Garage	1930	600	C 100	14,194	Avq-	60%	100%	100%	8,516
Outbuilding Total									11,385

Acpt Land 156,100 **Accepted Bldg** 68,600 **Total** 224,700

PERRY
Name: FARRIS,SABRINA

Valuation Report

11/03/2015

Page 291

Map/Lot: 015-045-001

Account: 464 Card: 1 of 1

Location: 43 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/01/1991
Sale Price 26,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.80	Acres-Rear Land 2	450.00	810	100%		810
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.80						Land Total 17,610

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,237 Sqft	Grade D 100	Base	123,746
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-11,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,805
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	1996	Typical	Typical	Fair	Typical	109,783
Functional Obsolescence						Value(Rcnld)
None		None		50%	100%	54,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	180	D 100	1,386	Fair	50%	100%	100%	693
Frame Garage	1900	720	D 100	13,311	Fair	50%	100%	100%	6,656
Outbuilding Total									7,349

Acpt Land 17,600 **Accepted Bldg** 62,200 **Total** 79,800

Account: 195 Card: 1 of 1

Neighborhood 21 DEVEREUX RD
 Tree Growth 1992
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel
 TG RECERT YEAR 2012

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2012 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
32.00	Acres-Softwood	119.00	3,808	100%		3,808
9.00	Acres-Mixed Wood	126.00	1,134	100%		1,134
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850
2.00	Acres-Misc (Fract)	12,000.00	16,971	100%		16,971
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 56.00						Land Total 33,763

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,056 Sqft	Grade C 100	Base	126,840
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-4,149
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	1,848	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	1987	Obsolete	Obsolete	Fair	Typical	122,691	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		75%	59%	100%	54,291

Acpt Land 33,800 **Accepted Bldg** 54,300 **Total** 88,100

Valuation Report

Account: 193 Card: 1 of 1

Location: 30 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/17/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 REVIEW FOR REPAIR 2016
Tran/Land/Bldg 4 0 0
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-Baslot (Fract)	20,000.00	14,422	100%		14,422
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.52			Land Total			20,422

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story Composition 1 OTHER Units-0	972 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	103,990 0 0 0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,879
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	697
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Obsolete	Obsolete	Poor	Typical	103,922
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	90%	100%
						67,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	308	D 100	7,571	Avq-	71%	100%	100%	5,375
Open Frame Porch	2004	216	C 100	1,820	Avq-	88%	100%	100%	1,602
Outbuilding Total									6,977

Acpt Land 20,400 **Accepted Bldg** 74,300 **Total** 94,700

PERRY
 Name: FENNELL,GEORGE & NANCY

Valuation Report

11/03/2015

Page 294

Map/Lot:

014-036

Account: 321 Card: 1 of 1

Location:

RIDGE RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Rear Land 2	450.00	225	100%		225
Total Acres 0.50				Land Total		225
Accpt Land		200	Accepted Bldg		0	Total
						200

PERRY
Name: FENNELL,GEORGE & NANCY

Valuation Report

11/03/2015

Page 295

Map/Lot:

014-035

Account: 884 Card: 1 of 1

Location:

RIDGE RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000	
6.50	Acres-Rear Land 2	450.00	2,925	100%		2,925	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 7.50					Land Total	20,925	
Acpt Land		20,900	Accepted Bldg		0	Total	20,900

PERRY
Name: FENTON,PRINCESS L & DAVID J

Valuation Report

11/03/2015

Page 296

Map/Lot:

005-031

Account: 197 Card: 1 of 1

Location:

US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
Total Acres 19.00				Land Total		8,550
Acpt Land		8,600	Accepted Bldg		0	Total
						8,600

PERRY
Name: FERGUSON, CONNIE J

Valuation Report

11/03/2015

Page 297

Map/Lot:

005-021-003

Account: 405 Card: 1 of 1

Location:

96 MOUNTAIN RD

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Shoreland.....	Sale Date 07/01/2001
Topography	Rolling	Sale Price 422,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 2 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.20	Acres-Ocean -	75,000.00	201,246	100%		201,246
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.20						Land Total 267,246

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,944 Sqft	Grade B 110	Base	300,907
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1704 Sqft, Grade B	Basement Gar	None	Fin Bsmt	31,950
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,783
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	19,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,339
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Average	Typical	361,229
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	321,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	326	B 110	3,929	Avg.	89%	100%	100%	3,497
Wood Deck	1995	176	B 110	2,279	Avg.	89%	100%	100%	2,028
Open Frame Porch	1995	326	B 110	3,672	Avg.	89%	100%	100%	3,268
Open Frame Porch	1995	176	B 110	2,077	Avg.	89%	100%	100%	1,849
1SFr Overhang	1995	70	B 110	2,033	Avg.	89%	100%	100%	1,809
1SFr Overhang	1995	70	B 110	2,033	Avg.	89%	100%	100%	1,809
Frame Garage	1995	936	B 110	27,367	Avg.	89%	100%	100%	24,357
Outbuilding Total									38,617

Acpt Land	267,200	Accepted Bldg	360,100	Total	627,300
------------------	---------	----------------------	---------	--------------	---------

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Sale Data
Sale Date 09/01/1993
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Lake	80,000.00	19,596	100%		19,596
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.06						Land Total 24,096

Dwelling Description

Replacement Cost New

Conventional	One Story	702 Sqft	Grade E 110	Base	39,936
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,633
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-610
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	-386
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	34,307
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			None	65%	100%	22,300
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnd
Wood Deck	1930	360	E 110	1,722	Avg.	1,119
Percent Good						Outbuilding Total 1,119
Acpt Land		24,100	Accepted Bldg		23,400	Total 47,500

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	36,000

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,512 Sqft	Grade C 100	Base	93,728
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,512
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	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	101,216
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	82,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1975	325	C 100	6,864	Avg.	82%	100%	100%	5,628
Unfin Basement	1975	325	C 100	4,183	Avg.	82%	100%	100%	3,430
Wood Deck	1975	200	C 100	1,850	Avg.	82%	100%	100%	1,517
Wood Deck	1975	56	C 100	698	Avg.	82%	100%	100%	572
Frame Garage	1975	440	C 100	11,476	Avg.	82%	100%	100%	9,410
Frame Shed	1975	56	E 100	674	Avg.	82%	100%	100%	553
Frame Shed	1975	56	E 100	674	Avg.	82%	100%	100%	553
Bulkhead	1975	40	C 100	1,164	Avg.	82%	100%	100%	954
Outbuilding Total									22,617

Acpt Land

36,000

Accepted Bldg

105,600

Total

141,600

Valuation Report

Account: 845 Card: 1 of 1

Location: 166 KINGFISHER TRAIL

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/08/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Lake	80,000.00	113,137	100%		113,137
3.05	Acres-Rear Land 2	450.00	1,373	100%		1,373
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.05						Land Total 120,510

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,369 Sqft	Grade B 105	Base	209,236
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	3	Half Baths	0	Plumbing	15,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,348
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	226,334
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		94%	100% 100%	212,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2007	852	B 105	8,841	Avg.	94%	100%	100%	8,311
Wood Deck	2007	120	B 105	1,588	Avg.	94%	100%	100%	1,493
Wood Deck	2007	120	B 105	1,588	Avg.	94%	100%	100%	1,493
Encl Frame Porch	2007	64	B 105	1,849	Avg.	94%	100%	100%	1,738
Outbuilding Total									13,035

Acpt Land 120,500 **Accepted Bldg** 225,800 **Total** 346,300

PERRY
 Name: FISHBEIN, MICHAEL
 BRYAN, CAROL P

Valuation Report

11/03/2015
 Page 301
 013-049-001
 GIN COVE RD

Account: 943 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/01/2002
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	50,000.00	50,000	90%	Unimproved	45,000
40.30	Acres-Rear Land 2	450.00	18,135	100%		18,135
Total Acres 41.30					Land Total	63,135
Acpt Land		63,100	Accepted Bldg		0	Total
						63,100

PERRY
 Name: FITZGERALD,WILLIAM J JR & PATRICIA
 LIFE ESTATE
 Account: 206 Card: 1 of 1

Valuation Report

11/03/2015
 Page 302
 Map/Lot: 007-009
 Location: 133 LAMOND LN

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	50,287	100%		50,287
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.35						Land Total 54,187

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	118,905
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,048
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Typical	Typical	Average	Typical	124,729			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	102,278			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1975	192	C 100	1,634	Ava.	82%	100%	100%	1,340
Wood Deck	1975	220	C 100	2,010	Ava.	82%	100%	100%	1,648
Outbuilding Total									2,988

Acpt Land 54,200 **Accepted Bldg** 105,300 **Total** 159,500

PERRY

Valuation Report

11/03/2015

Name: FITZSIMMONS, MERLE R, JACQUELIN J

Page 303

ROBERT D & FRANCES M

Map/Lot:

014-025-003

Account: 935 Card: 1 of 1

Location:

26 COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/2001
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Baselot (Fract), Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row includes Wood Deck.

Acpt Land 26,800 Accepted Bldg 77,200 Total 104,000

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/05/2013
Sale Price 195,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean	85,000.00	98,027	100%		98,027
5.00	Acres-Rear Land 1	3,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.33						Land Total 119,027

Dwelling Description

Replacement Cost New

Ranch	One Story	1,800 Sqft	Grade B 110	Base	177,206
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	22,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Typical	Typical	Average	Typical	209,670
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			None	79%	100%	165,639

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1968	92	B 110	1,184	Ava.	79%	100%	100%	935
Frame Garage	1968	725	B 110	22,438	Ava.	79%	100%	100%	17,726
Outbuilding Total									18,661

Acpt Land 119,000 **Accepted Bldg** 184,300 **Total** 303,300

PERRY
 Name: FOGGIA, MICHAEL C

Valuation Report

11/03/2015

Page 305

Map/Lot:

013-044

Account: 207 Card: 1 of 1

Location:

354 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.90	Acres-Ocean	85,000.00	144,750	90%	Unimproved	130,275	
2.87	Acres-Rear Land 1	3,000.00	8,610	100%		8,610	
Total Acres 5.77					Land Total	138,885	
Acpt Land		138,900	Accepted Bldg		0	Total	138,900

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled Well
 Street Gravel

Sale Data
 Sale Date 05/01/1998
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	100%		104,103
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
24.50	Acres-Rear Land 2	450.00	11,025	100%		11,025
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 46.00						Land Total 178,128

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	713 Sqft	Grade E 100	Base	54,142
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-4,813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,316
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-624
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	Obsolete	Obsolete	Poor	Inadeq.	43,389			
Functional Obsolescence						Value(Rcnld)			
Delapidation		None		40%	43%	100%	7,463		
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1800	560	E 100	3,249	Poor	40%	43%	100%	559
One Story Frame	1800			---- SOUND VALUE ----				300	
One Story Frame	1800			---- SOUND VALUE ----				300	
Frame Garage	1800	240	E 100	4,039	Poor	40%	43%	100%	695
Outbuilding Total									1,854
Acpt Land		178,100	Accepted Bldg		9,300	Total		187,400	

Account: 756 Card: 1 of 2

Map/Lot: 002-011

Location: 91 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
4.00	Acres-Rear Land 1	3,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00						48,000

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade B 100	Base	105,137
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-120
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,220
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,740
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
1984	0	Typical	Typical	Average	Typical	105,537
Functional Obsolescence						Value(Rcnld)
None						89,706

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfin Basement	1984	192	B 100	4,465	Avg.	85%	100%	100%	3,795
Wood Deck	1984	384	B 100	4,152	Avg.	85%	100%	100%	3,529
Patio	1984	90	B 100	1,469	Avg.	85%	100%	100%	1,249
Wood Deck	1984	168	B 100	1,992	Avg.	85%	100%	100%	1,693
Bulkhead	1984	128	B 100	2,579	Avg.	85%	100%	100%	2,192
Outbuilding Total									12,458

Acpt Land 48,000 **Accepted Bldg** 102,200 **Total** 150,200

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

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

Dwelling Description				Replacement Cost New	
Ranch	One Story	576 Sqft	Grade C 110	Base	70,008
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-1,267
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,290
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,001
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1984	0	Typical	Typical	Average	85%	100%	100%			72,030
Functional Obsolescence		Economic Obsolescence								
None		None								61,225
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1984	64	C 110	838	Avg.	85%	100%	100%	712	
							Outbuilding Total			712
Acpt Land			0	Accepted Bldg			61,900	Total		61,900

PERRY
Name: FRADETTE,ROBERT R & PATRICIA B

Valuation Report

11/03/2015

Page 309

Map/Lot:

002-011

Account: 756

Location:

91 Lincoln Cove Rd

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	48,000	102,200	150,200	48,000	102,200	150,200
2	0	61,900	61,900	0	61,900	61,900
TOTAL	48,000	164,100	212,100	48,000	164,100	212,100

Neighborhood 9 LEACH PT RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 01/01/2010
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						25,050

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	320 Sqft	Grade D 110	Base	67,888
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-684
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
1987	0	Typical	Typical	Average	Typical	64,130
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	55,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1995	156	D 110	2,972	Avg.	86%	100%	100%	2,556
Unfin Basement	1995	156	D 110	3,073	Avg.	86%	100%	100%	2,643
One Story Frame	1995	78	D 110	1,486	Avg.	86%	100%	100%	1,278
One Story Frame	1987	240	D 110	4,573	Avg.	86%	100%	100%	3,933
Open Frame Porch	1995	128	D 110	1,027	Avg.	86%	100%	100%	883
Frame Shed	1995	143	D 100	1,834	Avg-	84%	100%	100%	1,541
One Story Frame	1973	314	D 100	5,438	Avg-	76%	100%	100%	4,133
Outbuilding Total									16,967

Acpt Land

25,100

Accepted Bldg

72,100

Total

97,200

PERRY
Name: FRANCIS,MARY E

Valuation Report

11/03/2015
Page 311
006-050-A
US RTE ONE

Account: 1005 Card: 1 of 1
Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	880 Sqft	Grade D 100	Base	65,473
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,046
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,624
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
2000	0	Typical	Typical	Average	91%	100%	90%	Phy	Func	Econ
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)	
None							Location		50,355	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2011	112	E 100	960	Avq.	95%	100%	90%	821	
Frame Shed	2012	96	D 100	1,440	Fair	85%	100%	90%	1,102	
							Outbuilding Total		1,923	
Acpt Land			0	Accepted Bldg		52,300	Total		52,300	

PERRY
 Name: FRANKLAND,BRENT & SHANNON

Valuation Report

11/03/2015

Page 312

Map/Lot:

003-027-001

Location:

CANNON HILL RD

Account: 1059 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Data
 Sale Date 07/24/2014
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
3.80	Acres-Rear Land 2	450.00	1,710	100%		1,710
Total Acres 4.80					Land Total	19,710
Acpt Land		19,700	Accepted Bldg		0	Total
						19,700

PERRY
 Name: FRANKLAND,JEFFREY

Valuation Report

11/03/2015

Page 313

Map/Lot:

003-027-001

Account: 1050 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Semi-Improved

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
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
3.80	Acres-Rear Land 2	450.00	1,710	100%		1,710
Total Acres 4.80					Land Total	19,710
Acpt Land		19,700	Accepted Bldg		0	Total
						19,700

PERRY
 Name: FRANKLIN,JOHN E

Valuation Report

11/03/2015

Page 314

Map/Lot:

006-032

Account: 73 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	06/13/2013
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
Total Acres 12.00					Land Total	15,750
Acpt Land		15,800	Accepted Bldg		0	Total
						15,800

PERRY
Name: FREDETTE,JOSEPH

Valuation Report

11/03/2015

Page 315

Map/Lot: 011-040

Account: 991 Card: 1 of 1

Location: 622 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
90.50	Acres-Rear Land 2	450.00	40,725	100%		40,725
Total Acres 91.50				Land Total		51,525
Acpt Land		51,500	Accepted Bldg		0	Total
						51,500

PERRY
 Name: FRENCH,JOHN A

Valuation Report

11/03/2015

Page 316

Map/Lot:

003-035-003

Account: 850 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	03/27/2007
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.92	Acres-Ocean --	55,000.00	76,210	100%		76,210	
Total Acres 1.92				Land Total		76,210	
Acpt Land		76,200	Accepted Bldg		0	Total	76,200

PERRY
Name: FRITZ,MARY

Valuation Report

11/03/2015

Page 317

Map/Lot:

003-041

Account: 222 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
34.00	Acres-Rear Land 2	450.00	15,300	100%		15,300	
Total Acres 35.00					Land Total	28,800	
Acpt Land		28,800	Accepted Bldg		0	Total	28,800

PERRY
 Name: FROST,CATHERINE

Valuation Report

11/03/2015

Page 318

Map/Lot:

004-002-005

Account: 1017 Card: 1 of 1

Location:

479 OLD EASTPORT RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	26,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1995	14X76	B 100	31,237	Good	74%	100%	100%	23,115
Frame Garage	1995	320	D 110	8,512	Ava.	89%	100%	100%	7,576
Outbuilding Total									30,691

Acpt Land	26,000	Accepted Bldg	30,700	Total	56,700
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: FROST,GENEVA DUNCAN-

Valuation Report

11/03/2015

Page 319

Map/Lot:

004-002-003

Account: 223 Card: 1 of 1

Location:

463 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.00						30,500

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	176,741
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,553
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	185,294
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100%	163,059

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	192	B 100	5,069	Avg.	88%	100%	100%	4,461
Open Frame Porch	1990	320	B 100	3,280	Avg.	88%	100%	100%	2,886
Frame Garage	1990	624	B 100	18,252	Avg.	88%	100%	100%	16,062
Frame Shed	1990	420	E 100	2,534	Avg.	88%	50%	100%	1,115
Metal Garage	1990	1800	B 110	52,308	Good	90%	110%	100%	51,785
Outbuilding Total									76,309

Acpt Land

30,500

Accepted Bldg

239,400

Total

269,900

PERRY
 Name: FROST,GENEVA DUNCAN-

Valuation Report

11/03/2015

Page 320

Map/Lot:

003-003

Account: 224 Card: 1 of 1

Location:

BIRCH POINT RD

Neighborhood 7 BIRCH PT RD
 Tree Growth 1996
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None
 TG RECERT YEAR 2006

Sale Data
 Sale Date 04/03/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2006 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66.00	Acres-Softwood	119.00	7,854	100%		7,854
72.00	Acres-Mixed Wood	126.00	9,072	100%		9,072
Total Acres 138.00			Land Total			16,926
Acpt Land		16,900	Accepted Bldg		0	Total
						16,900

PERRY
 Name: FROST,GENEVA DUNCAN-

Valuation Report

11/03/2015

Page 321

Map/Lot:

002-002

Account: 225 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD
 Tree Growth 1996
 Zoning/Use Rural.....
 Topography Above Street
 Utilities NoneNone
 Street Gravel
 TG RECERT YEAR 2006

Sale Data
 Sale Date 04/03/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2006 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
15.00	Acres-Mixed Wood	126.00	1,890	100%		1,890
7.00	Acres-Hardwood	117.00	819	100%		819
Total Acres 29.00			Land Total			16,209
Acpt Land		16,200	Accepted Bldg		0	Total
						16,200

PERRY
 Name: FROST,GENEVA DUNCAN-

Valuation Report

11/03/2015

Page 322

Map/Lot:

004-003

Account: 461 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 1996
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	04/03/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2014 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
7.00	Acres-Rear Land 1	3,000.00	21,000	60%	View/Envir	12,600	
12.00	Acres-Mixed Wood	126.00	1,512	100%		1,512	
Total Acres 19.00					Land Total	14,112	
Acpt Land		14,100	Accepted Bldg		0	Total	14,100

PERRY

Valuation Report

11/03/2015

Name: FROST,KENNETH JR & SUSAN 1/2 &

Page 323

DIANE 1/2

Map/Lot:

005-050

Account: 230 Card: 1 of 1

Location: THOMPSON STORE RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/30/2006
Sale Price 19,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Ocean, Acres-Rear Land, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes replacement cost values.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnd). Includes Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnd. Rows include Open Frame Porch, Wood Deck, and another Wood Deck.

Acpt Land 120,000 Accepted Bldg 116,100 Total 236,100

PERRY
 Name: FROST,PAULA

Valuation Report

11/03/2015

Page 324

Map/Lot:

004-002-00D

Account: 941 Card: 1 of 1

Location:

451 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						21,450
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1990	14X66	B 100	27.816	Good	67%	100%	100%	18,637
Frame Garage	1981	384	D 100	8.630	Ava-	79%	100%	100%	6,818
One Story Frame	2006	560	B 100	14.784	Good	94%	100%	100%	13,897
Open Frame Porch	2006	120	B 100	1.348	Good	94%	100%	100%	1,267
Wood Deck	1990	128	C 100	1.274	Ava.	88%	100%	100%	1,121
Outbuilding Total									41,740

Acpt Land	21,500	Accepted Bldg	41,700	Total	63,200
------------------	--------	----------------------	--------	--------------	--------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	42,332	100%		42,332
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.28						46,832

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	618 Sqft	Grade D 100	Base	56,867
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-6,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-801
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	-507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	Typical	Typical	Average	Typical	48,718
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	75%	90%	100%	32,885	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1956	91	E 100	842	Avg.	75%	100%	100%	632
Frame Shed	1956	120	E 100	1,000	Avg.	75%	100%	100%	750
Frame Shed	1956	63	E 100	710	Fair	61%	100%	100%	433
Outbuilding Total									1,815

Acpt Land	46,800	Accepted Bldg	34,700	Total	81,500
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: GANEM,PAUL F

Valuation Report

11/03/2015

Page 326

Map/Lot:

006-037

Account: 234 Card: 1 of 1

Location:

COUNTY RD OFF

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Ocean/Cove	50,000.00	122,475	90%	Unimproved	110,227
8.00	Acres-Rear Land 1	3,000.00	24,000	60%	View/Envir	14,400
Total Acres 14.00					Land Total	124,627

Acpt Land	124,600	Accepted Bldg	0	Total	124,600
------------------	---------	----------------------	---	--------------	---------

PERRY
Name: GARRIOTT, JERALD N

Valuation Report

11/03/2015

Page 327

Map/Lot: 015-009

Account: 239 Card: 1 of 1

Location: 41 BISHOP LN

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.23						42,867

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade D 110	Base	60,428
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,235
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-821
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,559
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	57,931
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	50,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1988	144	D 110	2,743	Avg.	87%	100%	100%	2,386
Wood Deck	1988	320	D 110	2,534	Avg.	87%	100%	100%	2,205
Frame Shed	1988	56	D 110	1,216	Avg.	87%	100%	100%	1,058
Open Frame Porch	1988	21	D 110	282	Avg.	87%	100%	100%	245
Outbuilding Total									5,894

Acpt Land 42,900 **Accepted Bldg** 56,300 **Total** 99,200

PERRY
Name: GAUG,JASON

Valuation Report

11/03/2015

Page 328

Map/Lot: 011-009-019

Account: 506 Card: 1 of 1

Location: 41 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/01/2001
Sale Price 36,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.60	Acres-Rear Land 2	450.00	4,320	100%		4,320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.60						Land Total 22,320

Dwelling Description

Replacement Cost New

Conventional	One Story	1,008 Sqft	Grade C 100	Base	91,229
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-101
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,400
Heating	100% Floor/Wall	Cooling	0%	Heat	-1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,772
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	2001	Typical	Typical	Below Average	Typical	96,707			
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete			None	80%	85%	100%	65,761		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1982	112	C 100	1,146	Avg-	80%	85%	100%	779
Outbuilding Total									779

Acpt Land 22,300 **Accepted Bldg** 66,500 **Total** 88,800

PERRY
Name: GAWE,DONNA A

Valuation Report

11/03/2015

Page 329

Map/Lot:

003-035-002

Account: 849 Card: 1 of 1

Location:

91 LEACH PT RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/01/1997
Sale Price 27,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Ocean --	55,000.00	69,570	100%		69,570
1.33	Acres-Rear Land 1	3,000.00	3,990	100%		3,990
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.93						79,560

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	971 Sqft	Grade B 100	Base	159,361
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,639
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	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	Typical	Typical	Average	Typical	169,500
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100%	152,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	15	B 100	332	Avg.	90%	100%	100%	299
Wood Deck	1997	50	B 100	812	Avg.	90%	100%	100%	731
Frame Garage	1997	231	B 100	9,906	Avg.	90%	100%	100%	8,915
Wood Deck	1997	96	B 100	1,272	Avg.	90%	100%	100%	1,145
Outbuilding Total									11,090

Acpt Land

79,600

Accepted Bldg

163,600

Total

243,200

PERRY
Name: GEEL,FRANCIS

Valuation Report

11/03/2015
Page 330
008-001-00N
27 US RTE ONE

Account: 1009 Card: 1 of 1
Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	86,640
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-5,196
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	110% Hot Water BB	Cooling	0% None	Heat	1,961
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	520
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
2010	0	Typical	Typical	Below Average	Typical		83,925		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	75,533		
Outbuildings/Additions/Improvements							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2010	240	E 100	1.614	Poor	75%	100%	100%	1,210
							Percent Good	Value	
							Outbuilding Total	1,210	
Acpt Land			0	Accepted Bldg		76,700	Total	76,700	

PERRY
 Name: GEORGE,VINCENT Z & DARLA J

Valuation Report

11/03/2015

Page 331

Map/Lot:

003-032

Account: 39 Card: 1 of 1

Location:

CANNON HILL RD.

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 08/07/2014
 Sale Price 14,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
28.00	Acres-Rear Land 2	450.00	12,600	100%		12,600	
Total Acres 29.00					Land Total	23,400	
Acpt Land		23,400	Accepted Bldg		0	Total	23,400

PERRY
 Name: GEORGE,VINCENT Z & DARLA J

Valuation Report

11/03/2015
 Page 332
 005-003
 US RTE ONE

Account: 40 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Sale Data
 Sale Date 08/11/2014
 Sale Price 4,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	70,711	90%	Unimproved	63,640
2.00	Acres-Rear Land 1	3,000.00	6,000	60%	View/Envir	3,600
Total Acres 4.00					Land Total	67,240
Acpt Land		67,200	Accepted Bldg		0	Total
						67,200

Valuation Report

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Shoreland.....	Sale Date 07/17/2003
Topography	Rolling	Sale Price 175,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 5.00			Land Total			27,800

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,056 Sqft	Grade C 110	Base		98,148
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,684
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,400
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1970	0	Typical	Typical	Average	Typical			104,232	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnd)	
None		None		80%	100%	100%		83,386	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
Wood Deck	1970	296	C 110	2,880	Avg.	80%	100%	100%	2,304
						Outbuilding Total			2,304
Acpt Land			27,800	Accepted Bldg		85,700	Total		113,500

Valuation Report

Account: 374 Card: 1 of 1

Location: 73 SWEET HAVEN LN

Neighborhood 5	ROUTE 1	Sale Data
Tree Growth	2000	Sale Date 07/17/2003
Zoning/Use	Shoreland.....	Sale Price 175,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	Verified Public Record
TG RECERT YEAR	2018	Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	50,000.00	70,711	100%		70,711
11.00	Acres-Mixed Wood	126.00	1,386	100%		1,386
22.00	Acres-Hardwood	117.00	2,574	100%		2,574
2.00	Acres-Class 1 Rds	2,200.00	4,400	100%		4,400
3.00	Acres-Wasteland	120.00	360	100%		360
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.50	Acres-Rear Land 1	3,000.00	4,500	100%		4,500
Total Acres 41.50					Land Total	89,931

Dwelling Description

Replacement Cost New

Post & Bean/Log	Two Story	1,400 Sqft	Grade B 110	Base	235,711
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-192
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1330 Sqft, Grade A	Basement Gar	None	Fin Bsmt	29,925
Heating	100% Radiant Floor	Cooling	100% Central AC	Heat	9,510
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	24,750
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	311,392
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	94%	100%	100%	292,708	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2006	584	B 110	16,960	Avg.	94%	100%	100%	15,942
Unfin Basement	2006	584	B 110	7,386	Avg.	94%	100%	100%	6,943
One Story Frame	2006	100	B 110	2,904	Avg.	94%	100%	100%	2,730
Open Frame Porch	2006	96	B 110	1,226	Avg.	94%	100%	100%	1,152
Wood Deck	2006	750	B 110	8,593	Avg.	94%	100%	100%	8,077
Patio	2006	256	B 110	3,328	Avg.	94%	100%	100%	3,128
Frame Garage	2006	1040	B 110	29,797	Avg.	94%	100%	100%	28,009
Patio	2006	750	B 110	8,422	Avg.	94%	100%	100%	7,917
Frame Shed	2006	96	B 110	2,414	Avg.	94%	100%	100%	2,269
Outbuilding Total									76,167

Acpt Land 89,900 **Accepted Bldg** 368,900 **Total** 458,800

PERRY
 Name: GIUNTA, ROBERT & ISGRO, ROSE ANN

Valuation Report

11/03/2015

Page 335

Map/Lot:

005-041

Account: 153 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Sale Data
 Sale Date 12/17/2003
 Sale Price 70,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean --	55,000.00	67,361	90%	Unimproved	60,625
1.50	Acres-Rear Land 1	3,000.00	4,500	60%	View/Envir	2,700
Total Acres 3.00					Land Total	63,325
Acpt Land		63,300	Accepted Bldg		0	Total
						63,300

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/26/2014
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
26.00	Acres-Rear Land 2	450.00	11,700	100%		11,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.00						29,700

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	952 Sqft	Grade C 110	Base	138,561
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,278
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	785
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Below Average	Typical	148,224
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				82%	100%	100%

Value(Rcnld)
121,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1988	896	C 110	21,145	Avg-	82%	100%	100%	17,339
Outbuilding Total									17,339

Acpt Land

29,700

Accepted Bldg

138,900

Total

168,600

PERRY
Name: GOLDING FARM

Valuation Report

11/03/2015

Page 337

Map/Lot: 012-009

Account: 399 Card: 1 of 1

Location: 675 GOLDING RD

Neighborhood 12 GOLDING RD
Tree Growth 2002
Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel
TG RECERT YEAR 2012

Sale Data
Sale Date 06/01/1993
Sale Price 47,800
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2012 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
36.00	Acres-Softwood	119.00	4,284	100%		4,284
34.00	Acres-Mixed Wood	126.00	4,284	100%		4,284
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 77.00					Land Total	28,068

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	450 Sqft	Grade D 100	Base	71,251
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-738
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,451
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-646
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Average	Typical	63,496
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				65%	90%	100%
						37,145

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1900	1100	C 100	14,129	Avg.	65%	100%	100%	9,184
Frame Shed	1900	300	E 100	1,920	Avg.	60%	100%	100%	1,152
Open Frame Porch	1900	168	D 100	1,188	Avg.	65%	90%	100%	695
1 & 1/2 Story Fr	1900	399	D 100	9,396	Avg.	65%	90%	100%	5,496
Frame Shed	1900	91	D 100	1,398	Avg.	65%	90%	100%	818
Frame Shed	1900	300	D 100	3,150	Fair	50%	100%	100%	1,575
Outbuilding Total									18,920

Acpt Land 28,100 **Accepted Bldg** 56,100 **Total** 84,200

PERRY
 Name: GOODWIN,DON F & SUSAN N

Valuation Report

11/03/2015

Page 338

Map/Lot:

002-010-002-002

Account: 247 Card: 1 of 1

Location:

LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data	
Sale Date	01/01/1989
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
3.50	Acres-Rear Land 1	3,000.00	10,500	100%		10,500
Total Acres 5.00					Land Total	104,193

Acpt Land	104,200	Accepted Bldg	0	Total	104,200
------------------	---------	----------------------	---	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: GOVE,JOYCE H

Page 339

PERSONAL REPRESENTATIVE

Map/Lot:

004-013

Account: 250 Card: 1 of 1

Location:

340 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/18/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 0.13 Acres-Misc (Fract) and 2.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1945, 0 Old Type, Below Average, Typical, 71,907.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 66%, 94%, 100%, 44,611.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Encl Frame Porch, Frame Shed, One Story Frame.

Acpt Land 10,300 Accepted Bldg 48,200 Total 58,500

PERRY
Name: GRANGE

Valuation Report

11/03/2015

Page 340

Map/Lot: 018-009

Account: 289 Card: 1 of 1

Location: 163 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Commercial
Topography Level
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Misc (Fract)	12,000.00	4,490	100%		4,490
Total Acres 0.14				Land Total		4,490

Commercial Description

Occupancy Type	Fraternal Bldg..		Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.			
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	2 STORY @ 22'					
Heating/Cooling	Forced Warm Air					
Built	1900					
Remodeled	0					
Base Cost/Sqft	35.66					
Heat-Cool/Sqft	+	5.84				
Total	41.50					
Size Factor	X	1.325				
Adjusted Cost/Sqft	54.99					
Total Square Feet	X	3,120				
Replacement Cost	171,569					
Condition	Average					
% Good Physical	X	.50				
Functional	X	1.00				
Subtotal	85,784					
Economic Factor	X	1.00	Total Value	85,784		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1900	98	D 100	1,441	Avg.	65%	100%	100%	937
Outbuilding Total									937

Acpt Land 4,500 **Accepted Bldg** 86,700 **Total** 91,200

PERRY
 Name: GRAY,ALFRED & DOROTHY

Valuation Report

11/03/2015

Page 341

Map/Lot: 006-029

Account: 731 Card: 1 of 1

Location: 921 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 12/01/2000
Topography	Rolling	Sale Price 25,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
25.00	Acres-Rear Land 2	450.00	11,250	100%		11,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 26.00					Land Total	29,250

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	1987	14X75	B 100	30,894	Good	63%	100%	100%	19,401	
Railroad Car/Box	1987	1	C 100	1,200	Avg.	86%	100%	100%	1,032	
Concrete Slab...	1987	1050	C 100	2,625	Avg.	86%	100%	100%	2,258	
						Outbuilding Total			22,691	
Acpt Land		29,300		Accepted Bldg		22,700		Total		52,000

PERRY
 Name: GREENBERG,REBECCA

Valuation Report

11/03/2015

Page 342

Map/Lot:

008-013-001

Account: 151 Card: 1 of 1

Location:

188 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 01/01/1993
 Sale Price 14,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000	
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450	
Total Acres 22.00						Land Total	21,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1950	320	E 100	3,379	Avg.	73%	100%	100%	2,467
Frame Shed	1950	136	E 100	1,082	Poor	49%	100%	100%	530
Outbuilding Total									2,997

Acpt Land 21,500 **Accepted Bldg** 3,000 **Total** 24,500

PERRY
 Name: GREENLAW,CHRISTINA

Valuation Report

11/03/2015
 Page 343
 009-041
 US RTE ONE

Account: 767 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/01/1997
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
9.70	Acres-Rear Land 2	450.00	4,365	100%		4,365
Total Acres 10.70					Land Total	22,365
Acpt Land		22,400	Accepted Bldg		0	Total
						22,400

PERRY
 Name: GRENIER,ERIC & MELVIN

Valuation Report

11/03/2015

Page 344

Map/Lot:

008-003-B

Account: 1086 Card: 1 of 1

Location:

82 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Gravel

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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1980	12X56	D 100	16,397	Poor	10%	50%	100%	820
						Outbuilding Total			820
Acpt Land			0	Accepted Bldg		800	Total		800

PERRY
 Name: GRIFFIN,JEFFREY

Valuation Report

11/03/2015

Page 345

Map/Lot:

008-011

Account: 338 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/01/1989
 Sale Price 3,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
33.00	Acres-Rear Land 2	450.00	14,850	100%		14,850
Total Acres 34.00					Land Total	25,650
Acpt Land		25,700	Accepted Bldg		0	Total
						25,700

PERRY
 Name: GRIMSHAW,PAUL

Valuation Report

11/03/2015
 Page 346
 014-025-002
 COOK RD

Account: 934 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/01/2014
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
6.42	Acres-Rear Land 2	450.00	2,889	100%		2,889
Total Acres 7.42				Land Total		13,689
Acpt Land		13,700	Accepted Bldg		0	Total 13,700

PERRY
Name: GRIMSHAW,W PAUL

Valuation Report

11/03/2015

Page 347

Map/Lot: 010-008

Account: 238 Card: 1 of 1

Location: 1359 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 10/26/2007
Topography	Below Street	Sale Price 10,000
Utilities	Septic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
1.03	Acres-Rear Land 1	3,000.00	3,090	100%		3,090
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.03						Land Total 29,090

Dwelling Description				Replacement Cost New		
Seasonal	Two Story	1,500 Sqft	Grade B 100	Base		185,598
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-19,969
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt		6,750
Heating	100% Floor/Wall	Cooling	0% None	Heat		-5,925
Rooms	4					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,500	Insulation		0
Unfin. Living Area	50%			Unfinished		-11,250

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2008	0	Modern	Modern	Above Average	Typical	155,204	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	145,892
Acpt Land		29,100	Accepted Bldg		145,900	Total	175,000

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/21/2004
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Lake	80,000.00	26,533	100%		26,533
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.11						Land Total 32,533

Dwelling Description

Replacement Cost New

Seasonal	One Story	600 Sqft	Grade E 110	Base	31,949
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-3,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-521
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	2,833
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-330
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	30,301
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	26,059

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	180	E 110	930	Avg.	86%	100%	100%	800
Wood Deck	1985	328	E 110	1,581	Avg.	86%	100%	100%	1,360
Frame Shed	1985	24	E 100	510	Avg.	86%	100%	100%	439
Outbuilding Total									2,599

Acpt Land 32,500 **Accepted Bldg** 28,700 **Total** 61,200

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/02/2007
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23						Land Total 44,367

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	683 Sqft	Grade C 100	Base	105,845
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-6,147
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,888
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	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	1995	Typical	Typical	Average	Typical	103,810
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	82%	100%	100%	85,124	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	2012	702	C 100	5,765	Avg.	82%	100%	100%	4,727
Frame Shed	2000	192	C 100	2,737	Avg.	82%	100%	100%	2,244
Frame Shed	2000	56	C 100	1,347	Avg.	82%	100%	100%	1,105
Outbuilding Total									8,076

Acpt Land 44,400 **Accepted Bldg** 93,200 **Total** 137,600

PERRY
 Name: GROSE JR,HARRY E

Valuation Report

11/03/2015

Page 350

Map/Lot: 009-034

Account: 664 Card: 1 of 1

Location: 111 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 05/01/2001
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Baslot (Fract)	20,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 1	3,000.00	30,000	100%		30,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.00						56,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base	97,141
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-733
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
1975	1978	Typical	Typical	Below Average	Typical	90,274
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	77%	100%	100%	69,511	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1975	576	C 100	12,165	Avg-	77%	100%	100%	9,367
Frame Garage	1975	768	C 100	17,048	Avg.	82%	100%	100%	13,979
Outbuilding Total									23,346

Acpt Land

56,000

Accepted Bldg

92,900 **Total**

148,900

PERRY
Name: GROSS,LESLIE W

Valuation Report

11/03/2015

Page 351

Map/Lot: 002-017

Account: 699 Card: 1 of 1

Location: 520 Old Eastport Rd

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2011
Sale Price 142,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 HELEN ROMANO DECEASED 11-10-2011

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
0.96	Acres-Rear Land 1	3,000.00	2,880	100%		2,880
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.96						Land Total 93,880

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	630 Sqft	Grade C 100	Base	100,133
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,038
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,126
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			
1890	1995	Typical	Typical	Good	Typical	95,969			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	71,977				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1890	120	C 100	1,210	Good	75%	100%	100%	908
Frame Garage	1890	480	D 100	9,967	Avq-	60%	100%	100%	5,980
						Outbuilding Total			6,888

Acpt Land 93,900 **Accepted Bldg** 78,900 **Total** 172,800

PERRY
 Name: GUILMETTE, RAYMOND A & PATRICIA K,
 GUILMETTE LIVING TRUST

Valuation Report

11/03/2015

Page 352

Account: 649 Card: 1 of 1

Map/Lot: 013-050-007
 Location: 13 SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/07/2003
 Sale Price 150,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Ocean	85,000.00	100,573	100%		100,573
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 106,573

Dwelling Description

Replacement Cost New

Ranch	One Story	2,000 Sqft	Grade B 100	Base	171,000
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1280 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,625
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,250
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	Typical	Typical	Average	Typical	212,375			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	95%	100%	100%	201,756				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	192	B 100	2,042	Avq.	95%	100%	100%	1,940
Wood Deck	2012	496	B 100	5,272	Avq.	95%	100%	100%	5,008
Patio	2012	688	B 100	7,075	Avq.	95%	100%	100%	6,721
Encl Frame Porch	2012	100	B 100	2,221	Avq.	95%	100%	100%	2,110
Frame Garage	2012	864	B 100	23,349	Avq.	95%	100%	100%	22,182
Outbuilding Total									37,961
Acpt Land		106,600	Accepted Bldg		239,700	Total		346,300	

PERRY

Valuation Report

11/03/2015

Name: GUILMETTE, RAYMOND A & PATRICIA

Page 353

GUILMETTE LIVING TRUST

Map/Lot:

013-050-006

Account: 645 Card: 1 of 1

Location:

SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	11/07/2003
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Ocean	85,000.00	100,573	75%	Unimproved	75,430
Total Acres 1.40				Land Total		75,430

Acpt Land	75,400	Accepted Bldg	0	Total	75,400
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: GUILMETTE, RAYMOND A & PATRICIA
 GUILMETTE LIVING TRUST

Valuation Report

11/03/2015

Page 354

Account: 1077 Card: 1 of 1

Map/Lot: 013-050-014
 Location: SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	11/07/2003
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 THIS LOT HAS COVENANT IN DEED NO BLDG

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.49	Acres-Baselot (Fract)	30,000.00	36,620	50%	Restrictio	18,310
Total Acres 1.49				Land Total		18,310
Acpt Land		18,300	Accepted Bldg	0	Total	18,300

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total 34,550

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	629 Sqft	Grade C 100	Base	101,452
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,740
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Average	Typical	102,935
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	84,407	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1976	192	C 100	2,717	Avg.	82%	100%	100%	2,228
Open Frame Porch	1976	64	C 100	645	Avg.	82%	100%	100%	529
Wood Deck	1976	128	C 100	1,274	Avg.	82%	100%	100%	1,045
One Story Frame	1976	752	C 100	15,882	Avg.	82%	100%	100%	13,023
Unfin Basement	1976	752	C 100	6,143	Avg.	82%	100%	100%	5,037
Frame Shed	1976	240	D 100	2,647	Avg.	82%	100%	100%	2,171
Outbuilding Total									24,033

Acpt Land 34,600 **Accepted Bldg** 108,400 **Total** 143,000

PERRY
 Name: GULLEN,RICHARD & MINDY

Valuation Report

11/03/2015

Page 356

Map/Lot:

003-044

Account: 259 Card: 1 of 1

Location:

473 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 10/22/2010
 Sale Price 22,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
20.00	Acres-Rear Land 2	450.00	9,000	100%		9,000
Total Acres 21.00					Land Total	22,500
Acpt Land		22,500	Accepted Bldg		0	Total
						22,500

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/06/2010
Sale Price 90,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Fract)	20,000.00	16,492	100%		16,492
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.68			Land Total			22,492

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,160 Sqft	Grade C 110	Base	155,991
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	Heavy	SFLA	2,030	Insulation	1,117
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2000	Typical	Typical	Average	Typical	157,108
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	136,684	

Acpt Land 22,500 **Accepted Bldg** 136,700 **Total** 159,200

PERRY
 Name: HAMBLIN, DANIEL P
 SHIELDS, VICKI A

Valuation Report

11/03/2015

Page 358

Account: 76 Card: 1 of 1

Map/Lot: 018-039&040
 Location: 86 SHORE RD

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	2006	Sale Date
Zoning/Use	Residential .	Sale Price
Topography	Above Street	Sale Type
Utilities	Drilled WellSeptic System	Financing
Street	Semi-Improved	Verified
TG RECERT YEAR	2016	Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
16.00	Acres-Mixed Wood	126.00	2,016	100%		2,016
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Wasteland	120.00	120	100%		120
Land Total						28,136

Dwelling Description

Replacement Cost New

Conventional	One Story	1,012 Sqft	Grade C 100	Base	91,453
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,778
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	1			Fireplace	5,000
Insulation	Heavy			Insulation	506
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	2004	Typical	Typical	Average	Typical	86,181
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	63,774	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1955	252	D 100	2,747	Avg.	2,033
Open Frame Porch	1955	128	C 100	1,139	Avg.	843
Frame Shed	1955	972	C 100	10,709	Avg.	7,925
Outbuilding Total						10,801
Acpt Land		28,100	Accepted Bldg		74,600	Total
						102,700

PERRY
Name: HANSEN, BECKY

Valuation Report

11/03/2015

Page 359

Map/Lot: 013-048

Account: 340 Card: 1 of 1

Location: 8 BERGER FARM RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/27/2011
Sale Price 242,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
2.39	Acres-Rear Land 2	450.00	1,076	100%		1,076
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.39						92,076

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	832 Sqft	Grade C 115	Base	137,531
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,775
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Typical	Average	Typical	144,906
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	123,170

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1982	240	C 115	2,496	Avg.	85%	100%	100%	2,122
Wood Deck	1982	144	C 115	1,612	Avg.	85%	100%	100%	1,370
Frame Garage	1982	672	C 115	17,730	Avg.	85%	100%	100%	15,070
Carport/Canopy	1982	240	E 100	1,010	Avg.	85%	100%	100%	858
Frame Shed	1982	150	E 100	1,154	Avg.	85%	100%	100%	981
Outbuilding Total									20,401

Acpt Land 92,100 **Accepted Bldg** 143,600 **Total** 235,700

PERRY
 Name: HARDING,WILLIAM E & ELIZABETH V

Valuation Report

11/03/2015
 Page 360
 005-044-001
 US RTE ONE

Account: 1032 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
3.46	Acres-Rear Land 2	450.00	1,557	100%		1,557
Total Acres 4.46					Land Total	15,057
Acpt Land		15,100	Accepted Bldg		0	Total
						15,100

PERRY
Name: HARDY,CARROLL E

Valuation Report

11/03/2015

Page 361

Map/Lot: 018-029

Account: 133 Card: 1 of 1

Location: 972 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 06/01/2006
Sale Price 25,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Baselot (Fract)	30,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.16					Land Total	18,000

Commercial Description

Occupancy Type	Post Office.....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Forced Warm Air					
Built	1958					
Remodeled	0					
Base Cost/Sqft		50.41				
Heat-Cool/Sqft	+	3.05				
Total		53.46				
Size Factor	X	1.213				
Adjusted Cost/Sqft		64.85				
Total Square Feet	X	694				
Replacement Cost		45,006				
Condition	Very Good					
% Good Physical	X	.80				
Functional	X	1.00				
Subtotal		36,005				
Economic Factor	X 1.00					
			Total Value		36,005	

Accpt Land	18,000	Accepted Bldg	36,000	Total	54,000
-------------------	--------	----------------------	--------	--------------	--------

Neighborhood 5	ROUTE 1	Sale Data
Tree Growth	2003	Sale Date 09/21/2006
Zoning/Use	Residential .	Sale Price 120,000
Topography	Level	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	Verified Public Record
TG RECERT YEAR	2017	Validity Arms Length Sale

Reference 1
Reference 2 TGRECERT 2013
Tran/Land/Bldg 0 0 0
X Coordinate 2007 Y Coordinate 0
Exemption(s) 50 24 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
14.00	Acres-Softwood	119.00	1,666	100%		1,666
22.00	Acres-Mixed Wood	126.00	2,772	100%		2,772
4.00	Acres-Hardwood	117.00	468	100%		468
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 45.00						Land Total 32,706

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	886 Sqft	Grade C 100	Base	119,959
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-89
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,704
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	1	Plumbing	10,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1926	1970	Typical	Typical	Average	Typical	127,166
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						82,658

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Percent Good									
Open Frame Porch	1926	266	C 100	2,206	Avq.	65%	100%	100%	1,434
One Story Frame	1926	416	C 100	8,786	Avq.	65%	100%	100%	5,711
Encl Frame Porch	1926	56	C 100	1,327	Avq.	65%	100%	100%	863
Frame Garage	1926	574	C 100	13,752	Avq.	65%	100%	100%	8,939
Frame Garage	1926	396	D 100	8,797	Poor	40%	100%	100%	3,519
Stable w/Loft	1926	616	D 100	7,450	Avq.	65%	100%	100%	4,842
2S Frame Shed	1926	768	D 100	10,444	Avq.	65%	100%	100%	6,789
Frame Shed	1926	384	E 100	2,350	Avq-	60%	100%	100%	1,410
Frame Shed	1926	504	E 100	2,963	Avq-	60%	100%	100%	1,778
Outbuilding Total									35,285

Acpt Land	32,700	Accepted Bldg	117,900	Total	150,600
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: HARRIMAN,PHILIP E
 CLIFFORD,BETH E

Valuation Report

11/03/2015

Page 363

Account: 434 Card: 1 of 1

Map/Lot:
 Location:

003-016-001
 181 Leach Pt Rd

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/08/2003
 Sale Price 34,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Ocean -	75,000.00	54,083	100%		54,083
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.52						60,083

Dwelling Description

Replacement Cost New

Ranch	One Story	2,061 Sqft	Grade B 110	Base		192,482
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-4,123
Rooms	4					
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		2,750
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,417
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	192,526
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		94%	80% 100%	144,780
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	2006	216	B 110	2,719	Avg.	2,045
Open Frame Porch	2006	144	B 110	1,737	Avg.	1,306
Outbuilding Total						3,351
Acpt Land		60,100	Accepted Bldg		148,100	Total
						208,200

PERRY
Name: HARRINGTON,GEORGE K

Valuation Report

11/03/2015

Page 364

Map/Lot: 013-011-001

Account: 260 Card: 1 of 1

Location: 665 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/1998
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	80,000.00	80,000	50%	Size/Shape	40,000	
1.65	Acres-Rear Land 1	3,000.00	4,950	50%	Access	2,475	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 2.65						Land Total	48,475

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	783 Sqft	Grade D 100	Base	92,174
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,997
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	Minimal			Insulation	-963
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Poor	Typical	89,214
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		40%	89% 100%	31,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	180	E 100	2,585	Poor	40%	100%	100%	1,034
Stable w/Loft	1900	780	D 100	8,851	Poor	40%	50%	100%	1,770
Outbuilding Total									2,804

Acpt Land 48,500 **Accepted Bldg** 34,600 **Total** 83,100

PERRY
 Name: HARRIS,GEORGE JR & JANNA

Valuation Report

11/03/2015

Page 365

Map/Lot: 015-041-001

Account: 112 Card: 1 of 1

Location: 181 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 06/29/2012
 Sale Price 12,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	75%	Unimproved	9,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
Total Acres 3.00					Land Total	9,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Unfin Basement	2004	1728	D 100	8,711	Avg.	93%	50%	100%		4,050
Outbuilding Total										4,050

Acpt Land 9,900 **Accepted Bldg** 4,100 **Total** 14,000

PERRY
 Name: HARRIS,GEORGE JR & JANNA

Valuation Report

11/03/2015

Page 366

Map/Lot: 011-014

Account: 800 Card: 1 of 1

Location: 3 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 01/01/1998
 Sale Price 19,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Lake	80,000.00	56,569	90%	Unimproved	50,912
Total Acres 0.50						50,912
Acpt Land			50,900	Accepted Bldg		0
						Total
						50,900

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 02/09/2012
Sale Price 175,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Lake	80,000.00	120,000	100%		120,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.25			Land Total			126,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,250 Sqft	Grade B 100	Base	131,006
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,797
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,562
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	Obsolete	Obsolete	Good	Typical	116,147	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	45%	100%	49,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	784	A 110	28,578	Avq.	93%	100%	100%	26,578
Unfin Basement	2004	784	B 100	7,862	Avq.	93%	100%	100%	7,312
One Story Frame	2004	200	B 100	5,280	Avq.	93%	95%	100%	4,665
Open Frame Porch	2004	80	B 100	960	Avq.	93%	100%	100%	893
Unfin Basement	2004	280	B 100	4,970	Avq.	93%	100%	100%	4,622
Outbuilding Total									44,070

Acpt Land 126,000 **Accepted Bldg** 93,700 **Total** 219,700

Valuation Report

Map/Lot: 011-015

Account: 662 Card: 1 of 1

Location: 1 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 11/01/1991
 Sale Price 16,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	62,482	100%		62,482
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.61						68,482

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	784 Sqft	Grade C 100	Base	112,487
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-870
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	Heavy			Insulation	588
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Average	Typical	112,205
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	99,862
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1994	496	C 100	4,218	Avg.	3,754
Outbuilding Total						3,754
Acpt Land		68,500	Accepted Bldg		103,600	Total
						172,100

PERRY
 Name: HARRIS, GLORIA

Valuation Report

11/03/2015

Page 369

Map/Lot:

012-011

Account: 610 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD
 Tree Growth 1997
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2019

Sale Data
 Sale Date 11/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2009 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.00	Acres-Softwood	119.00	3,570	100%		3,570
65.00	Acres-Hardwood	117.00	7,605	100%		7,605
6.00	Acres-Wasteland	120.00	720	100%		720
Total Acres 101.00			Land Total			11,895
Accpt Land		11,900	Accepted Bldg		0	Total
						11,900

Valuation Report

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/23/2005
Sale Price 54,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						56,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	162,110
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,197
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Heavy			Insulation	1,103
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	180,160
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	169,350

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2008	480	B 100	12.672	Avq.	94%	100%	100%	11,912
Open Frame Porch	2008	140	B 100	1.540	Avq.	94%	100%	100%	1,448
2S Frame Garage	2008	896	B 100	33.764	Avq.	94%	100%	100%	31,738
Frame Shed	1880	396	D 100	3.954	Avq-	60%	100%	100%	2,372
Frame Shed	1880	897	D 100	8.152	Avq.	65%	100%	100%	5,299
Outbuilding Total									52,769

Acpt Land

56,000

Accepted Bldg

222,100

Total

278,100

PERRY
 Name: HARRIS,LEE & GLORIA

Valuation Report

11/03/2015

Page 371

Map/Lot:

010-030

Account: 878 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 03/23/2005
 Sale Price 54,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	50,000.00	50,000	90%	Unimproved	45,000
37.00	Acres-Rear Land 4	1,000.00	37,000	100%		37,000
Total Acres 38.00					Land Total	82,000

Acpt Land 82,000 **Accepted Bldg** 0 **Total** 82,000

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	50,000.00	50,000	100%		50,000
1.00	Acres-Rear Land 4	1,000.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						57,000

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,776
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,478
Fin. Basement Area	924 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,860
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,144
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	132,802
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	111,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	128	C 110	1,401	Avg.	84%	100%	100%	1,177
Encl Frame Porch	1980	48	C 110	1,371	Avg.	84%	100%	100%	1,152
Wood Deck	1980	528	C 110	4,921	Avg.	84%	100%	100%	4,134
2S Frame Garage	1980	768	C 100	24,010	Avg.	84%	100%	100%	20,168
Outbuilding Total									26,631

Acpt Land

57,000

Accepted Bldg

138,200

Total

195,200

Valuation Report

Neighborhood 19 SHORE RD

Zoning/Use
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	04/01/2002
Sale Price	49,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
12.00	Acres-Rear Land 4	1,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.00						Land Total 48,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,120 Sqft	Grade B 110	Base	193,232
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade B	Basement Gar	None	Fin Bsmt	5,250
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,528
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Heavy			Insulation	1,540
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	225,175
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	207,161	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	2002	168	B 110	4,878	Avg.	92%	100%	100%	4,488
Open Frame Porch	2002	36	B 110	588	Avg.	92%	100%	100%	541
Open Frame Porch	2002	48	B 110	716	Avg.	92%	100%	100%	659
Open Frame Porch	2002	280	B 110	3,181	Avg.	92%	100%	100%	2,927
One Story Frame	2002	168	B 110	4,878	Avg.	92%	100%	100%	4,488
Wood Deck	2002	376	B 110	4,479	Avg.	92%	100%	100%	4,121
One Story Frame	2002	84	B 110	2,440	Avg.	92%	100%	100%	2,245
Bulkhead	2002	30	B 110	1,461	Avg.	92%	100%	100%	1,344
Frame Garage	2002	812	B 110	24,470	Avg.	92%	100%	100%	22,512
Frame Shed	2002	128	C 100	2,083	Good	93%	100%	100%	1,937
Outbuilding Total									45,262

Acpt Land	48,000	Accepted Bldg	252,400	Total	300,400
------------------	--------	----------------------	---------	--------------	---------

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/14/2014
Sale Price 200,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Ocean	85,000.00	49,563	100%		49,563
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.34						55,563

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	784 Sqft	Grade C 100	Base	112,487
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,968
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	6,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	120,519
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	104,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1988	360	C 100	7,603	Avq.	87%	100%	100%	6,615
Encl Frame Porch	1988	224	C 100	3,044	Avq.	87%	100%	100%	2,648
Frame Shed	1988	48	E 100	633	Avq.	87%	100%	100%	551
Frame Shed	1988	96	E 100	878	Avq.	87%	100%	100%	764
Wood Deck	1988	216	C 100	1,978	Avq.	87%	100%	100%	1,721
Wood Deck	1988	48	C 100	634	Avq.	87%	100%	100%	552
Outbuilding Total									12,851

Acpt Land 55,600 **Accepted Bldg** 117,700 **Total** 173,300

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.50	Acres-Lake	80,000.00	233,238	100%		233,238
51.50	Acres-Rear Land 2	450.00	23,175	100%		23,175
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 60.00						Land Total 257,913

Dwelling Description

Replacement Cost New

Conventional	One Story	224 Sqft	Grade E 100	Base	23,623
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-251
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-112
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1905	0	Obsolete	Obsolete	Below Average	Typical	21,248
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	90%	100%	11,474	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1905	72	E 100	760	Avq-	60%	90%	100%	410
Open Frame Porch	1905	286	E 100	1,180	Avq-	60%	90%	100%	637
Frame Shed	1905	120	E 100	1,000	Avq-	60%	90%	100%	540
2S Frame Garage	1905	576	C 100	19,507	Avq.	65%	100%	100%	12,680
Plumbing fixture	1905	3	C 100	4,500	Avq.	65%	100%	100%	2,925
Outbuilding Total									17,192

Acpt Land	257,900	Accepted Bldg	28,700	Total	286,600
------------------	---------	----------------------	--------	--------------	---------

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

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

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	400 Sqft	Grade E 100	Base	40,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-474
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-300
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1905	0	Old Type	Old Type	Average	65%	94%	100%			39,167
Functional Obsolescence		Economic Obsolescence								
None		None								23,931
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1905	320	E 100	1.312	Avg.	65%	94%	100%	802	
							Outbuilding Total			802
Acpt Land			0	Accepted Bldg			24,700	Total		24,700

PERRY

Valuation Report

11/03/2015

Name: HARRISON,ANN S & SLEIGHT,ELIZABETH

Page 377

Map/Lot:

012-008

Account: 13

Location:

72 SLEIGHT LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	257,900	28,700	286,600	257,900	28,700	286,600
2	0	24,700	24,700	0	24,700	24,700
TOTAL	257,900	53,400	311,300	257,900	53,400	311,300

PERRY
Name: HARTMAN,PATRICIA W

Valuation Report

11/03/2015

Page 378

Map/Lot: 003-035-007

Account: 854 Card: 1 of 1

Location: 151 LEACH PT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/01/2000
Sale Price 28,500
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean -	75,000.00	75,000	90%	Access	67,500
0.55	Acres-Rear Land 1	3,000.00	1,650	100%		1,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.55						75,150

Land Total

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,080 Sqft	Grade B 100	Base		169,288
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-135
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,426
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,181
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	181,260
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Location	92%	100%	90%	150,083	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2003	324	B 100	3,319	Avg.	92%	100%	90%	2,748
Wood Deck	2003	390	B 100	4,212	Avg.	92%	100%	90%	3,488
Frame Garage	2003	768	B 100	21,310	Avg.	92%	100%	90%	17,645
Outbuilding Total									23,881

Acpt Land 75,200 **Accepted Bldg** 174,000 **Total** 249,200

PERRY
Name: HASTINGS,GREGORY A

Valuation Report

11/03/2015

Page 379

Map/Lot: 009-013-001

Account: 264 Card: 1 of 1

Location: 343 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 01/01/1998
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						18,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,664 Sqft	Grade B 100	Base	160,038
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-208
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	668 Sqft, Grade E	Basement Gar	None	Fin Bsmt	5,010
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,016
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,040
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	183,896
Functional Obsolescence				Phys. %	Func. %	Econ. %
Incomplete		None		94%	95%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	1136	B 100	11,164	Avq.	94%	95%	100%	9,969
Frame Garage	2007	672	C 100	15,417	Avq.	94%	100%	100%	14,492
Unfinished Attic	2007	672	C 100	2,008	Avq.	94%	65%	100%	1,227
Frame Garage	2007	480	C 100	12,155	Avq.	94%	90%	100%	10,283
Frame Shed	2007	240	C 100	3,228	Avq.	94%	100%	100%	3,034
Outbuilding Total									39,005

Acpt Land 18,000 **Accepted Bldg** 203,200 **Total** 221,200

PERRY
Name: HAYWARD,HAZEN C

Valuation Report

11/03/2015

Page 380

Map/Lot:

011-016

Account: 268 Card: 1 of 1

Location:

ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.67	Acres-Lake	80,000.00	65,483	90%	Unimproved	58,935	
Total Acres 0.67						58,935	
Acpt Land			58,900	Accepted Bldg		0	
						Total	58,900

PERRY
 Name: HAYWARD, MICHAEL J SR & ALISON J

Valuation Report

11/03/2015

Page 381

Map/Lot:

005-040

Location:

US RTE ONE

Account: 354 Card: 1 of 1

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Sale Data
 Sale Date 12/01/2003
 Sale Price 125,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean --	55,000.00	110,000	90%	Unimproved	99,000	
8.02	Acres-Rear Land 1	3,000.00	24,060	60%	View/Envir	14,436	
Total Acres 12.02						Land Total	113,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value		
							Func Econ	Rcnld		
Frame Shed	1970			----	S	O	U	N	D	200
----- S O U N D V A L U E -----								200		
Outbuilding Total								200		
Acpt Land		113,400	Accepted Bldg		200	Total		113,600		

PERRY
Name: HAYWARD,TOMMY

Valuation Report

11/03/2015

Page 382

Map/Lot: 011-017

Account: 266 Card: 1 of 1

Location: 10 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 11/22/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Lake	80,000.00	67,409	100%		67,409
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.71						71,909

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	616 Sqft	Grade D 100	Base	55,662
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-798
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	2009	Typical	Typical	Average	Typical	48,803
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. % Econ. %	Value(Rcnd)
Incomplete	None			80%	85% 100%	33,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2009	198	D 100	3,429	Ava.	80%	85%	100%	2,332
Frame Shed	1970	96	E 100	878	Ava.	80%	100%	100%	702
Frame Shed	1970	64	E 100	714	Ava.	80%	100%	100%	571
Outbuilding Total									3,605

Acpt Land 71,900 **Accepted Bldg** 36,800 **Total** 108,700

Valuation Report

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/15/2011
Sale Price 218,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	50,000.00	50,000	100%		50,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						56,900

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	840 Sqft	Grade C 115	Base	134,527
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,101
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	13,800
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	725
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	151,153
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		93%	100%	140,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2005	220	C 115	5,343	Avg.	93%	100%	100%	4,969
Frame Garage	2005	390	C 115	12,220	Avg.	93%	100%	100%	11,365
Wood Deck	2005	60	C 115	840	Avg.	93%	100%	100%	781
Open Frame Porch	2005	292	C 115	2,768	Avg.	93%	100%	100%	2,574
Outbuilding Total									19,689

Acpt Land 56,900 **Accepted Bldg** 160,300 **Total** 217,200

Neighborhood 5 ROUTE 1
Tree Growth 1998
Zoning/Use Residential .
Topography Rolling
Utilities Drilled Well
Street Paved
TG RECERT YEAR 2018

Sale Data
Sale Date 10/01/1997
Sale Price 32,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2008 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
42.00	Acres-Softwood	119.00	4,998	100%		4,998
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 47.00						Land Total 32,798

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	116,574
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,048
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	648
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Fair	Inadeq.	112,046
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	95%	100%
						80,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	112	C 100	1,146	Fair	76%	100%	100%	871
Outbuilding Total									871

Acpt Land 32,800 **Accepted Bldg** 81,800 **Total** 114,600

PERRY
Name: HIBBARD,BETTY JEAN

Valuation Report

11/03/2015

Page 385

Map/Lot:

007-003

Account: 144 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	30,000.00	30,000	90%	Unimproved	27,000	
13.00	Acres-Rear Land 4	1,000.00	13,000	100%		13,000	
Total Acres 14.00					Land Total	40,000	
Acpt Land		40,000	Accepted Bldg		0	Total	40,000

PERRY
 Name: HIBBARD,NEAL

Valuation Report

11/03/2015
 Page 386
 006-028-001
 COUNTY RD

Account: 271 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 17 ROUTE 190
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 02/12/2007
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
Total Acres 6.00					Land Total	20,250

Acpt Land 20,300 **Accepted Bldg** 0 **Total** 20,300

PERRY
Name: HICKS, BARBARA A

Valuation Report

11/03/2015

Page 387

Map/Lot: 006-005

Account: 768 Card: 1 of 1

Location: 135 MAHAR LN

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/01/1989
Sale Price 40,405
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.82	Acres-Rear Land 2	450.00	369	100%		369
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.82						Land Total 17,169

Dwelling Description

Replacement Cost New

Conventional	Two Story	900 Sqft	Grade C 100	Base	125,200
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-940
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	130,260
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	82%	80% 100%	85,451
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	1975	72	C 100	826 Avq.	82% 80% 100%	542
Wood Deck	1975	48	C 100	634 Avq.	82% 80% 100%	416
Wood Deck	1975	120	C 100	1,210 Avq.	82% 80% 100%	794
Frame Shed	1975	96	E 100	878 Fair	70% 100% 100%	615
Outbuilding Total						2,367
Acpt Land		17,200	Accepted Bldg		87,800	Total 105,000

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
41.72	Acres-Rear Land 2	450.00	18,774	100%		18,774
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.72						36,774

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade B 100	Base	110,913
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-2,700
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	6,750
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	Heavy			Insulation	675
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Typical	Typical	Average	Typical	115,638
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	100%	98,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2009	84	B 100	2,218	Ava.	95%	90%	100%	1,896
Wood Deck	2009	552	B 100	5,832	Ava.	95%	90%	100%	4,986
Outbuilding Total									6,882

Acpt Land 36,800 **Accepted Bldg** 105,800 **Total** 142,600

PERRY
 Name: HILDERBRAND,NIKI & LARRY

Valuation Report

11/03/2015

Page 389

Map/Lot: 004-022

Account: 274 Card: 1 of 1

Location: 208 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Level
 Utilities All PublicSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
0.40	Acres-Rear Land 1	3,000.00	1,200	60%		720	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.40						Land Total	26,720

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade B 100	Base	106,210
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,827
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,008	Insulation	630
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	Typical	Typical	Average	Typical	108,667	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		83%	100%	100%	90,194

Acpt Land 26,700 **Accepted Bldg** 90,200 **Total** 116,900

PERRY
 Name: HINCHEY,ROBBIE

Valuation Report

11/03/2015

Page 390

Map/Lot:

006-052

Account: 639 Card: 1 of 1

Location:

749 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	10/01/1992
Sale Price	22,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.00					Land Total	26,900	
Acpt Land		26,900	Accepted Bldg		0	Total	26,900

PERRY

Valuation Report

11/03/2015

Name: HINTLIAN,VARNEY TRUSTEE

Page 391

STRONG-TURNER FAMILY TRUST

Map/Lot:

017-013

Account: 791 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	01/31/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 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-Lake	80,000.00	113,137	90%	Unimproved	101,823
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
Total Acres 21.00					Land Total	110,373

Acpt Land	110,400	Accepted Bldg	0	Total	110,400
------------------	---------	----------------------	---	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: HINTLIAN,VARNEY TRUSTEE

Page 392

STRONG-TURNER FAMILY TRUST

Map/Lot:

015-039

Account: 792 Card: 1 of 1

Location:

LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	01/31/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
15.00	Acres-Rear Land 2	450.00	6,750	100%		6,750
Total Acres 16.00					Land Total	17,550

Acpt Land	17,600	Accepted Bldg	0	Total	17,600
------------------	--------	----------------------	---	--------------	--------

PERRY

Valuation Report

11/03/2015

Name: HINTLIAN,VARNEY TRUSTEE

Page 393

STRONG-TURNER FAMILY TRUST

Map/Lot:

015-014

Account: 793 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 01/31/2012
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
Total Acres 8.00					Land Total	13,950

Acpt Land	14,000	Accepted Bldg	0	Total	14,000
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: HINTLIAN,VARNEY TRUSTEE
 STRONG-TURNER FAMILY TRUST

Valuation Report

11/03/2015
 Page 394
 015-013
 GOLDING RD

Account: 794 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 01/31/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
3.80	Acres-Rear Land 2	450.00	1,710	100%		1,710
Total Acres 4.80					Land Total	12,510
Acpt Land		12,500	Accepted Bldg		0	Total
						12,500

PERRY

Valuation Report

11/03/2015

Name: HINTLIAN,VARNEY TRUSTEE

Page 395

STRONG-TURNER FAMILY TRUST

Map/Lot:

015-040

Account: 889 Card: 1 of 1

Location:

LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	01/31/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Rear Land 2	450.00	113	100%		113
Total Acres 0.25				Land Total		113

Accpt Land	100	Accepted Bldg	0	Total	100
-------------------	-----	----------------------	---	--------------	-----

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 08/02/2004
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 CHECK INTERIOR 2013
 Tran/Land/Bldg 5 0 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-Ocean/Cove	50,000.00	61,237	100%		61,237
9.00	Acres-Rear Land 1	3,000.00	27,000	60%	View/Envir	16,200
Total Acres 10.50			Land Total			77,437

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story Single Siding 1 OTHER Units-0	400 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	62,382 0 0
Foundation	Piers	Basement	None	Basement	-3,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,268
Rooms	1				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	246
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Obsolete	Obsolete	Average	Typical	57,424
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		no electricity..		95%	54% 81%	23,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	240	D 100	1,779	Avq.	95%	54%	81%	740
Frame Shed	2009	100	E 100	898	Avq.	95%	50%	81%	345
Wood Deck	2009	240	D 100	1,779	Avq.	95%	54%	81%	740
Outbuilding Total									1,825

Acpt Land 77,400 **Accepted Bldg** 25,700 **Total** 103,100

PERRY
 Name: HOFFMAN,HENRY THEODORE

Valuation Report

11/03/2015
 Page 397
 005-033
 US RTE ONE

Account: 351 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Sale Data
 Sale Date 06/09/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 NORMA O HOLLMAN DECEASED 6/13/2010
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Ocean --	55,000.00	122,984	90%	Unimproved	110,685
9.00	Acres-Rear Land 1	3,000.00	27,000	60%	View/Envir	16,200
Total Acres 14.00					Land Total	126,885

Acpt Land 126,900 **Accepted Bldg** 0 **Total** 126,900

Account: 370 Card: 1 of 1

Map/Lot: 010-052+052-1
 Location: 487 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/23/2013
 Sale Price 674,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	85,000	100%		85,000
3.00	Acres-Rear Land 1	3,000.00	9,000	100%		9,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 100,000

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,512 Sqft	Grade A 100	Base	272,915
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,755
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,985
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Good	Typical	295,655
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	277,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	288	A 100	3,831	Good	94%	100%	100%	3,601
Wood Deck	2006	168	A 100	2,391	Good	94%	100%	100%	2,248
Open Frame Porch	2006	72	A 100	1,060	Good	94%	100%	100%	996
Bulkhead	2006	36	A 100	1,684	Good	94%	100%	100%	1,583
Frame Garage	2006	720	A 100	24,350	Good	94%	100%	100%	22,889
One Story Frame	2006	220	A 100	6,969	Good	94%	100%	100%	6,551
Wood Deck	2006	135	A 100	1,995	Good	94%	100%	100%	1,875
Frame Shed	2006	180	C 100	2,615	Avq.	94%	100%	100%	2,458
Outbuilding Total									42,201

Acpt Land 100,000 **Accepted Bldg** 320,100 **Total** 420,100

PERRY
Name: HOLLOWAY,BRITANI

Valuation Report

11/03/2015

Page 399

Map/Lot: 009-049

Account: 916 Card: 1 of 1

Location: 1362 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 06/13/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Baselot (Fract)	30,000.00	47,434	100%		47,434
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50					Land Total	53,434

Commercial Description

Occupancy Type	Discount Store..					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Hot Water					
Built	1955					
Remodeled	0					
Base Cost/Sqft		20.09				
Heat-Cool/Sqft	+	5.67				
Total		25.76				
Size Factor	X	0.959				
Adjusted Cost/Sqft		24.70				
Total Square Feet	X	5,214				
Replacement Cost		128,786				
Condition	Average					
% Good Physical	X	.50				
Functional	X	1.00				
Subtotal		64,393				
Economic Factor	X 1.00					
			Total Value		64,393	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1960	50	D 100	440	Avq.	50%	100%	100%	220
Open Frame Porch	1960	752	D 100	4,890	Avq.	50%	100%	100%	2,445
Frame Shed	1999	280	C 100	3,637	Avq.	91%	100%	100%	3,310
Frame Garaqe	2011	816	B 100	22,330	Avq.	95%	100%	100%	21,214
Outbuilding Total									27,189

Acpt Land 53,400 **Accepted Bldg** 91,600 **Total** 145,000

PERRY
 Name: HOLMES, MARIE JONES

Valuation Report

11/03/2015
 Page 400
 012-012
 GOLDING RD

Account: 278 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
40.00	Acres-Rear Land 3(>100)	300.00	12,000	100%		12,000
Total Acres 141.00					Land Total	67,800
Acpt Land		67,800	Accepted Bldg		0	Total
						67,800

PERRY
 Name: HOLT,DAVID C & CORINNE L

Valuation Report

11/03/2015

Page 401

Map/Lot:

001-003-001-003

Account: 114 Card: 1 of 1

Location:

BIRCH PT

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/01/2001
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
9.10	Acres-Rear Land 1	3,000.00	27,300	100%		27,300
Total Acres 10.60				Land Total		120,993
Acpt Land		121,000	Accepted Bldg		0	Total
						121,000

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1987
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	80,000.00	56,569	75%	Unimproved	42,426
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.50						Land Total 46,326

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,148 Sqft	Grade C 100	Base	100,054
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-115
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,665
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	Typical	Typical	Below Average	Typical	106,604			
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None			None	76%	100%	100%	81,019		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1973	432	C 100	3,706	Avg-	76%	100%	100%	2,817
Outbuilding Total									2,817
Acpt Land		46,300	Accepted Bldg		83,800	Total		130,100	

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	21,213	100%		21,213
Total Acres 0.50					Land Total	21,213

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	252 Sqft	Grade E 100	Base	25,141
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-1,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-867
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-126
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Obsolete	Obsolete	Poor	Typical	19,447			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		49%	90%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	84	E 100	400	Poor	49%	100%	100%	196
Outbuilding Total									196

Acpt Land 21,200 **Accepted Bldg** 8,800 **Total** 30,000

PERRY
 Name: HOWARD,WILLIAM

Valuation Report

11/03/2015
 Page 404
 016-006
 US RTE ONE

Account: 409 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 06/23/2011
 Sale Price 35,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
82.61	Acres-Rear Land 2	450.00	37,175	100%		37,175
Total Acres 83.61					Land Total	55,175
Acpt Land		55,200	Accepted Bldg		0	Total
						55,200

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/08/2013
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
62.00	Acres-Rear Land 2	450.00	27,900	100%		27,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 63.00						53,900

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	770 Sqft	Grade D 100	Base	85,052
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,496
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,794
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-947
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	Old Type	Old Type	Poor	Typical	82,826			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		40%	61% 100%	20,210			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1910	800	E 100	4,476	Poor	40%	50%	100%	895
Outbuilding Total									895

Acpt Land 53,900 **Accepted Bldg** 21,100 **Total** 75,000

PERRY
 Name: HOWARD,WILLIAM W III

Valuation Report

11/03/2015

Page 406

Map/Lot:

015-041

Location:

LAKE RD

Account: 1122 Card: 1 of 1

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data	
Sale Date	07/02/2014
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
51.80	Acres-Rear Land 3(>100)	300.00	15,540	100%		15,540
Total Acres 151.80					Land Total	60,540

Acpt Land	60,500	Accepted Bldg	0	Total	60,500
------------------	--------	----------------------	---	--------------	--------

Neighborhood 7 BIRCH PT RD
Tree Growth 2015
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/09/2004
Sale Price 650,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	100%		120,208
24.00	Acres-Softwood	119.00	2,856	100%		2,856
10.00	Acres-Mixed Wood	126.00	1,260	100%		1,260
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 37.00						Land Total 130,444

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,115 Sqft	Grade B 110	Base	203,548
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet None	Basement	-4,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,239
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	16,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,341
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Modern	Modern	Average	Typical	212,159
Functional Obsolescence						Value(Rcnld)
None						159,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	240	B 110	6,970	Ava.	88%	95%	90%	5,245
Unfinished Attic	1990	240	B 110	1,870	Ava.	88%	95%	90%	1,408
One Story Frame	1990	176	B 110	5,111	Ava.	88%	95%	90%	3,846
Encl Frame Porch	1990	107	B 110	2,542	Ava.	88%	95%	90%	1,913
Frame Garage	1990	506	B 110	17,321	Ava.	88%	95%	90%	13,032
Wood Deck	1990	481	B 110	5,634	Ava.	88%	95%	90%	4,239
Open Frame Porch	1990	28	B 110	504	Ava.	88%	95%	90%	380
Stable w/Loft	1990	1224	B 110	21,204	Ava.	88%	95%	90%	15,954
Open Frame Porch	1990	396	B 110	4,415	Ava.	88%	95%	90%	3,322
Outbuilding Total									49,339

Acpt Land

130,400

Accepted Bldg

209,000 **Total**

339,400

PERRY

Valuation Report

11/03/2015

Name: HUDSON,J MORGAN;HUDSON,JAMES F &

Page 408

Map/Lot:

005-011

Account: 922 Card: 1 of 1

Location:

ISLAND IN SIPP BAY

Neighborhood 22 ISLAND

Zoning/Use	Shoreland.....
Topography	Rolling
Utilities	NoneNone
Street	None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Ocean/Cove	50,000.00	43,012	25%	Restrictio	10,753
Total Acres 0.74			Land Total			10,753
Acpt Land		10,800	Accepted Bldg		0	Total
						10,800

PERRY
 Name: HUGHES PERRY PROPERTIES LLC ET ALS

Valuation Report

11/03/2015
 Page 409
 007-005+010
 63 NASH LN

Account: 832 Card: 1 of 5
 Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	170,000	100%		170,000	
41.00	Acres-Rear Land 1	3,000.00	123,000	100%		123,000	
9.00	# -Lot Improvements	3,000.00	27,000	100%		27,000	
Total Acres 45.00						Land Total	320,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	1880	1287	C 100	36,180	Avg.	65%	100%	100%	23,517	
Outbuilding Total									23,517	
Acpt Land		320,000		Accepted Bldg		23,500		Total	343,500	

Account: 832 Card: 2 of 5
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

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

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	899 Sqft	Grade B 110	Base	169,696
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,136
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout				Total
1988	0	Typical	Typical	Average	Typical				181,082
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %				Value(Rcnld)	
None	None	87%	100%	100%				157,541	
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1988	180	B 110	5,227	Avq.	87%	100%	100%	4,547
Wood Deck	1988	869	B 110	9,902	Avq.	87%	100%	100%	8,615
Open Frame Porch	1988	54	B 110	780	Avq.	87%	100%	100%	679
Frame Garage	1988	400	B 110	14,844	Avq.	87%	100%	100%	12,914
Patio	1988	115	B 110	1,872	Avq.	87%	100%	100%	1,629
Frame Shed	1988	56	E 100	674	Avq.	87%	100%	100%	586
					Outbuilding Total			28,970	
Acpt Land			0	Accepted Bldg		186,500	Total		186,500

Account: 832 Card: 3 of 5
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

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

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	878 Sqft	Grade D 100	Base	70,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,640
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,915
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	None	SFLA	878	Insulation	-720
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Average	Inadeq.	62,717	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)
None			None	73%	95%	100%	43,494
Acpt Land		0	Accepted Bldg		43,500	Total	43,500

Account: 832 Card: 4 of 5

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	825 Sqft	Grade D 110	Base	73,028
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,930
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,674
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,608
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value(Rcnld)
1960	0	Typical	Typical	Average	76%	100%	100%			66,032
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		76%	100%	100%			50,184	
Outbuildings/ Additions/ Improvements										Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Open Frame Porch	1960	624	D 110	4,487	Avq.	76%	100%	100%	3,410	
Frame Shed	1960	48	E 100	633	Avq.	76%	100%	100%	481	
							Outbuilding Total			3,891
Acpt Land			0	Accepted Bldg		54,100	Total		54,100	

Account: 832 Card: 5 of 5
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

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

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	274 Sqft	Grade D 100	Base	58,690
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-532
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
2002	0	Typical	Typical	Average	92%	100%	100%	Phy	Func	Rcnld
Functional Obsolescence		Economic Obsolescence							Value(Rcnld)	
None		None							51,025	
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
Wood Deck	2002	66	D 100	638	Ava.	92%	100%	100%	587	
									Outbuilding Total	587
Acpt Land			0	Accepted Bldg			51,600	Total		51,600

PERRY
Name: HUGHES PERRY PROPERTIES LLC ET ALS

Valuation Report

11/03/2015
Page 414
007-005+010
63 NASH LN

Account: 832
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	320,000	23,500	343,500	320,000	23,500	343,500
2	0	186,500	186,500	0	186,500	186,500
3	0	43,500	43,500	0	43,500	43,500
4	0	54,100	54,100	0	54,100	54,100
5	0	51,600	51,600	0	51,600	51,600
TOTAL	320,000	359,200	679,200	320,000	359,200	679,200

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 6.00						19,050

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base	107,353
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,440
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	Minimal			Insulation	-1,080
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1950	Old Type	Old Type	Average	Typical	104,833
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						64,053
None						

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1840	192	C 100	1,634	Avg.	65%	94%	100%	998
One Story Frame	1840	77	C 100	1,626	Avg.	65%	94%	100%	994
Frame Shed	1840	154	C 100	2,349	Avg.	65%	94%	100%	1,435
Frame Garage	1840	340	D 100	8,017	Avg-	60%	100%	100%	4,810
Frame Garage	1840	960	C 100	20,310	Avg-	60%	100%	100%	12,186
Outbuilding Total									20,423

Acpt Land 19,100 **Accepted Bldg** 84,500 **Total** 103,600

Neighborhood 10 BURBY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 14 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Ocean --	55,000.00	190,526	100%		190,526
21.00	Acres-Rear Land 1	3,000.00	63,000	60%	View/Envir	37,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 33.00						Land Total 233,126

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,260 Sqft	Grade B 110	Base	207,176
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	540 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,125
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,768
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	22,000
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,688
Insulation	Heavy			Insulation	1,299
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	256,056
Functional Obsolescence						Value(Rcnld)
None						217,648

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1984	210	B 110	2,438	Avg.	85%	100%	100%	2,072
Encl Frame Porch	1984	132	B 110	2,893	Avg.	85%	100%	100%	2,459
2S Frame Garage	1984	1440	B 110	54,681	Avg.	85%	100%	100%	46,479
Outbuilding Total									51,010

Acpt Land	233,100	Accepted Bldg	268,700	Total	501,800
------------------	---------	----------------------	---------	--------------	---------

PERRY
 Name: HUNDLEY,DOUGLAS V & MARJORIE B

Valuation Report

11/03/2015

Page 417

Map/Lot:

005-013

Account: 286 Card: 2 of 2

Location:

17 McBride Rd

Neighborhood 10 BURBY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 14 50 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1800	720	D 100	6,669	Avq.	65%	100%	100%	4,335
Frame Shed	1800	65	E 100	720	Poor	40%	100%	100%	288
Outbuilding Total									4,623
Acpt Land			0	Accepted Bldg		4,600	Total		4,600

PERRY
Name: HUNDLEY,DOUGLAS V & MARJORIE B

Valuation Report

11/03/2015
Page 418
005-013
17 McBride Rd

Account: 286
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	233,100	268,700	501,800	233,100	268,700	501,800
2	0	4,600	4,600	0	4,600	4,600
TOTAL	233,100	273,300	506,400	233,100	273,300	506,400

PERRY
 Name: HUNDLEY, DOUGLAS V & MARJORIE B

Valuation Report

11/03/2015

Page 419

Map/Lot:

005-009

Account: 287 Card: 1 of 1

Location:

BURBY RD

Neighborhood 10 BURBY RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1	3,000.00	30,000	90%	Unimproved	27,000
20.00	Acres-Rear Land 2	450.00	9,000	100%		9,000
Total Acres 30.00					Land Total	36,000

Acpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

PERRY
 Name: HUNDLEY, DOUGLAS V & MARJORIE B

Valuation Report

11/03/2015
 Page 420
 005-006
 US RTE ONE

Account: 288 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.50	Acres-Ocean ---	25,000.00	58,630	90%	Unimproved	52,767
20.50	Acres-Rear Land 1	3,000.00	61,500	60%	View/Envir	36,900
Total Acres 26.00					Land Total	89,667
Acpt Land		89,700	Accepted Bldg		0	Total
						89,700

PERRY
 Name: HUNDLEY,DOUGLAS V & MARJORIE B

Valuation Report

11/03/2015
 Page 421
 005-005-002
 US RTE ONE

Account: 947 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.60	Acres-Rear Land 2	450.00	1,170	100%		1,170
Total Acres 2.60				Land Total		1,170
Acpt Land		1,200	Accepted Bldg		0	Total
						1,200

PERRY
 Name: HUTTON,RANDALL

Valuation Report

11/03/2015

Page 422

Map/Lot:

002-015-002

Account: 905 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	11/10/2005
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
9.70	Acres-Rear Land 1	3,000.00	29,100	100%		29,100
Total Acres 11.20					Land Total	122,793

Acpt Land	122,800	Accepted Bldg	0	Total	122,800
------------------	---------	----------------------	---	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: INGALLS,JOYCE I & INGALLS,E PALMER JR

Page 423

TRUSTEES

Map/Lot:

017-004

Account: 290 Card: 1 of 2

Location:

35 LUPINE WAY

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Date 07/19/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 1.30 Acres-Lake, 1.00 # -Lot Improvements, 1.00 # -Lot Improvements, and Total Acres 1.30.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Units, Price/Unit, Grade, Replacement Cost. Rows include Post & Bean/Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include 1950, 0 Old Type, None, 73%, 94%, 100%, and 47,188.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Garage, and Frame Shed.

Acpt Land 96,000 Accepted Bldg 56,500 Total 152,500

PERRY

Valuation Report

11/03/2015

Name: INGALLS,JOYCE I & INGALLS,E PALMER JR

Page 424

TRUSTEES

Map/Lot:

017-004

Account: 290

Card: 2 of 2

Location:

GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/19/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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 # -Lot Improvements 3,000.00 6,000 100% 6,000
Total Acres 0.00 Land Total 6,000

Dwelling Description

Replacement Cost New

Conventional One Story 912 Sqft Grade C 100 Base 85,843
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Piers Basement None Basement -10,944
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Floor/Wall Cooling 0% None Heat -1,441
Rooms 4
Bedrooms 2 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic 1/4 Finished Attic 4,508
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1987 Renovated 0 Kitchens Typical Baths Typical Condition Average Layout Typical Total 77,966
Functional Obsolescence None Economic Obsolescence None Phys. % 86% Func. % 100% Econ. % 100% Value(Rcnld) 67,051
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Open Frame Porch 1987 192 C 100 1,634 Ava. 86% 100% 100% 1,405
Outbuilding Total 1,405

Acpt Land 6,000 Accepted Bldg 68,500 Total 74,500

PERRY

Valuation Report

11/03/2015

Name: INGALLS,JOYCE I & INGALLS,E PALMER JR

Page 425

TRUSTEES

Map/Lot:

017-004

Account: 290

Location:

GOLDING RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	96,000	56,500	152,500	96,000	56,500	152,500
2	6,000	68,500	74,500	6,000	68,500	74,500
TOTAL	102,000	125,000	227,000	102,000	125,000	227,000

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 2 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	20,000.00	28,284	100%		28,284
1.56	Acres-Rear Land 2	450.00	702	100%		702
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.56						Land Total 34,986

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 110	Base	101,281
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,825
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	Typical	Typical	Average	Typical	103,106
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	83,516	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1973	288	C 110	2,809	Ava.	81%	100%	100%	2,275
Frame Shed	1973	144	C 110	2,472	Ava.	81%	100%	100%	2,002
Frame Garage	1973	616	C 110	15,913	Ava.	81%	100%	100%	12,890
Metal Garage	1993	1080	A 100	36,878	Good	91%	100%	100%	33,559
Outbuilding Total									50,726

Acpt Land	35,000	Accepted Bldg	134,200	Total	169,200
------------------	--------	----------------------	---------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: ISAACSON,TRUSTEE JOELS

Page 427

CROHN,A L & L JANELLI 1997 TRUST

Map/Lot:

014-007-003

Account: 146 Card: 1 of 1

Location:

14 SUMMER LN/BLUEBERRY

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 03/01/1997
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1 BLUEBERRY COTTAGE

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 2.40 Acres-Lake and 1.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Conventional One Story, Foundation Piers, Heating 100% Floor/Wall, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1950, 2007, Typical, etc.

Table with 11 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, Frame Shed, Wood Deck.

Acpt Land 126,900 Accepted Bldg 67,000 Total 193,900

PERRY
Name: JACKSON,MARTHA C

Valuation Report

11/03/2015

Page 428

Map/Lot: 003-017

Account: 750 Card: 1 of 1

Location: 169 LEACH PT RD

Neighborhood 9 LEACH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 09/10/2004
Sale Price 47,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Ocean/Cove	50,000.00	37,749	100%		37,749
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57						Land Total 43,749

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,344 Sqft	Grade C 100	Base	86,336
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,314
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	78,022
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	73,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2006	170	C 100	3,590	Avq.	94%	100%	100%	3,375
Open Frame Porch	2006	110	C 100	1,000	Avq.	94%	100%	100%	940
Wood Deck	2006	590	C 100	4,970	Avq.	94%	100%	100%	4,672
Frame Shed	2006	96	D 100	1,440	Avq.	94%	100%	100%	1,354
Outbuilding Total									10,341

Acpt Land 43,700 **Accepted Bldg** 83,700 **Total** 127,400

PERRY
 Name: JACOBS,JAMES M & MARCIA L

Valuation Report

11/03/2015

Page 429

Map/Lot:

003-034

Account: 157 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 08/01/2000
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
39.54	Acres-Rear Land 2	450.00	17,793	100%		17,793
Total Acres 40.54					Land Total	28,593
Acpt Land		28,600	Accepted Bldg		0	Total
						28,600

PERRY
 Name: JACOBS,JOYCE JACOBS

Valuation Report

11/03/2015
 Page 430
 005-034
 US RTE ONE

Account: 352 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Tree Growth 1994
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved
 TG RECERT YEAR 2010

Sale Data
 Sale Date 03/07/2013
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2013 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
148.00	Acres-Softwood	119.00	17,612	100%		17,612	
90.00	Acres-Mixed Wood	126.00	11,340	100%		11,340	
Total Acres 238.00					Land Total	28,952	
Acpt Land		29,000	Accepted Bldg		0	Total	29,000

PERRY
 Name: JAMIESON, TRACI & ADAM

Valuation Report

11/03/2015

Page 431

Map/Lot: 005-055

Account: 95 Card: 1 of 1

Location: 520 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/23/2006
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.82	Acres-Misc (Fract)	12,000.00	10,866	100%		10,866	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.82						Land Total	16,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1975	12X56	D 100	16,397	Poor	10%	25%	100%	410
Frame Garage	1975	384	D 100	8,630	Poor	60%	50%	100%	2,589
Outbuilding Total									2,999

Acpt Land 16,900 **Accepted Bldg** 3,000 **Total** 19,900

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/01/2001
Sale Price 44,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.17	Acres-Rear Land 2	450.00	77	100%		77
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.17						18,077

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,144 Sqft	Grade B 100	Base	179,181
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,358
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,629
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,251
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	190,203
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			None	87%	100%	165,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1992	352	B 100	3,832	Ava.	87%	100%	100%	3,334
Encl Frame Porch	1992	120	B 100	2,476	Ava.	87%	100%	100%	2,154
Wood Deck	1989	32	B 100	632	Ava.	87%	100%	100%	550
Outbuilding Total									6,038

Acpt Land 18,100 **Accepted Bldg** 171,500 **Total** 189,600

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/07/2004
Sale Price 16,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	80,000	100%		80,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
0.69	Acres-Cranberry	5,000.00	3,450	50%		1,725
Total Acres 1.69						Land Total 86,525

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	480 Sqft	Grade D 110	Base	77,908
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-43
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,026
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	325
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	Typical	Typical	Average	Typical	76,543			
Functional Obsolescence						Value(Rcnld)			
Incomplete		None		93%	90%	64,066			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2005	192	D 110	1,474	Ava.	93%	90%	100%	1,234
Outbuilding Total									1,234

Acpt Land 86,500 **Accepted Bldg** 65,300 **Total** 151,800

PERRY
Name: JOHNSON JR,SETH

Valuation Report

11/03/2015

Page 434

Map/Lot: 009-043

Account: 311 Card: 1 of 1

Location: 1306 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Baselot (Fract)	20,000.00	19,799	100%		19,799
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.98						Land Total 24,599

Dwelling Description

Replacement Cost New

Double Wide	One Story	960 Sqft	Grade C 100	Base	69,440
Exterior	Vinyl/Aluminum	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	-10,224
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	65,696
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	61,754	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	240	C 100	2,170	Ava.	94%	100%	100%	2,040
Frame Shed	1993	352	E 100	2,186	Ava.	89%	100%	100%	1,946
Outbuilding Total									3,986

Acpt Land 24,600 **Accepted Bldg** 65,700 **Total** 90,300

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						18,900

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	880 Sqft	Grade C 110	Base		87,830
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-97
						0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	660 Sqft, Grade C	Basement Gar	None	Fin Bsmt		9,900
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,404
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	99,037
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	85,172	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	1010	C 110	9,163	Avq.	86%	100%	100%	7,880
Frame Garage	1986	576	C 110	15,165	Avq.	86%	100%	100%	13,042
Frame Garage	1986	640	C 110	16,361	Avq.	86%	100%	100%	14,070
Unfinished Attic	1986	640	C 110	2,156	Avq.	86%	100%	100%	1,854
Frame Shed	1986	288	C 110	4,090	Avq.	86%	100%	100%	3,517
Outbuilding Total									40,363

Acpt Land	18,900	Accepted Bldg	125,500	Total	144,400
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: JOHNSON, FERNE E A 1/2 & 1/2, TRUSTEE
 FERNE E A JOHNSON LIVING TRUST
 Account: 299 Card: 1 of 1

Valuation Report

11/03/2015
 Page 436
 010-049
 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 11/22/2013
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	147,224	90%	Unimproved	132,502
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000
Total Acres 12.00				Land Total		159,502
Acpt Land		159,500	Accepted Bldg		0	Total
						159,500

PERRY

Valuation Report

11/03/2015

Name: JOHNSON, FERNE E A, TRUSTEE

Page 437

FERNE E A JOHNSON LIVING TRUST

Map/Lot:

012-028

Account: 295 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 11/22/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%		18,000
33.00	Acres-Rear Land 2	450.00	14,850	100%		14,850
Total Acres 34.00					Land Total	32,850

Acpt Land	32,900	Accepted Bldg	0	Total	32,900
------------------	--------	----------------------	---	--------------	--------

PERRY

Valuation Report

11/03/2015

Name: JOHNSON, FERNE E A, TRUSTEE

Page 438

FERNE E A JOHNSON LIVING TRUST

Map/Lot:

012-022

Account: 296 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 11/22/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Rear Land 1	3,000.00	3,000	90%	Unimproved	2,700
42.00	Acres-Rear Land 2	450.00	18,900	100%		18,900
Total Acres 43.00					Land Total	21,600

Acpt Land	21,600	Accepted Bldg	0	Total	21,600
------------------	--------	----------------------	---	--------------	--------

PERRY

Valuation Report

11/03/2015

Name: JOHNSON, FERNE E A, TRUSTEE

Page 439

FERNE E A JOHNSON LIVING TRUST

Map/Lot:

012-018

Account: 297 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	11/22/2013
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
17.00	Acres-Rear Land 2	450.00	7,650	100%		7,650	
Total Acres 18.00					Land Total	18,450	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY

Valuation Report

11/03/2015

Name: JOHNSON, FERNE E A, TRUSTEE

Page 440

FERNE EA JOHNSON LIVING TRUST

Map/Lot:

010-050

Account: 298 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	11/22/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	50,000.00	50,000	90%	Unimproved	45,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
Total Acres 45.00					Land Total	75,800

Acpt Land	75,800	Accepted Bldg	0	Total	75,800
------------------	--------	----------------------	---	--------------	--------

PERRY

Valuation Report

11/03/2015

Name: JOHNSON, FERNE E A, TRUSTEE

Page 441

FERNE E A JOHNSON LIVING TRUST

Map/Lot:

018-003

Account: 300 Card: 1 of 1

Location:

934 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/22/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 12 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Baselot (Fract), Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Dwelling Condition, Replacement Cost New, and Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Stable w/Loft, Frame Garage, Frame Shed, Encl Frame Porch, and Unfinished Attic.

Outbuilding Total 12,990

Acpt Land 27,700 Accepted Bldg 115,800 Total 143,500

PERRY
 Name: JOHNSON,GRACE (L/E)
 JOHNSON,FRED

Valuation Report

11/03/2015

Page 442

Account: 312 Card: 1 of 1

Map/Lot: 012-029
 Location: 1706 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 04/24/2008
Topography	Above Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 21 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
23.92	Acres-Rear Land 2	450.00	10,764	100%		10,764
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 24.92					Land Total	36,764

Dwelling Description				Replacement Cost New		
Conventional	One Story	540 Sqft	Grade D 110	Base		58,607
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-49
						0
						0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement		-1,793
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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value
1940	0	Typical	Typical	Average	69%	100%	100%			56,765
Functional Obsolescence		Economic Obsolescence								Value(Rcnld)
None		None			69%	100%	100%			39,168
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1940	300	D 110	2,390	Avg.	69%	100%	100%	1,649	
Frame Shed	1940	224	D 100	2,512	Fair	54%	100%	100%	1,356	
							Outbuilding Total			3,005

Acpt Land	36,800	Accepted Bldg	42,200	Total	79,000
------------------	--------	----------------------	--------	--------------	--------

Valuation Report

Map/Lot: 018-026

Account: 758 Card: 1 of 1

Location: 27 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/01/2001
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.50						Land Total 17,025

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	92,585
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,040
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	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-910
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1973	Typical	Typical	Average	Typical	94,635
Functional Obsolescence						Value(Rcnld)
None						61,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1890	364	C 100	7.688	Avg.	65%	100%	100%	4,997
Unfinished Attic	1890	364	C 100	1.546	Avg.	65%	100%	100%	1,005
Frame Garage	1890	576	D 100	11.305	Poor	40%	100%	100%	4,522
Outbuilding Total									10,524

Acpt Land 17,000 **Accepted Bldg** 72,000 **Total** 89,000

Neighborhood 21 DEVEREUX RD
Tree Growth 2012
Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2 GARAGE EXTERIOR FINISH
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 5 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	100%		120,208
6.00	Acres-Blueberry	1,500.00	9,000	100%		9,000
13.00	Acres-Softwood	119.00	1,547	100%		1,547
20.00	Acres-Mixed Wood	126.00	2,520	100%		2,520
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 41.00						Land Total 139,275

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	936 Sqft	Grade B 100	Base		155,851
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-117
						0
Foundation	Concrete Slab	Basement	None	Basement		-12,460
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,773
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		878
Unfin. Living Area	50%			Unfinished		-5,265

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			136,114
2006	0	Typical	Typical	Average				
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None		94%	100%	100%	127,947		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2006	260	B 100	2,700	Avq.	94%	100%	100%	2,538
Frame Shed	2006	96	B 100	2,195	Avq.	94%	100%	100%	2,063
Open Frame Porch	2006	48	B 100	651	Avq.	94%	100%	100%	612
Frame Garage	2006	1440	C 100	28,466	Avq.	94%	80%	100%	21,406
Outbuilding Total									26,619

Acpt Land	139,300	Accepted Bldg	154,600	Total	293,900
------------------	---------	----------------------	---------	--------------	---------

PERRY
 Name: JOHNSON,MILLARD T

Valuation Report

11/03/2015

Page 445

Map/Lot:

013-038

Account: 263 Card: 1 of 1

Location:

453 GIN COVE RD

Neighborhood 20 GIN COVE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 02/01/2000
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 B3870P199 LEIN RELEASE

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
0.60	Acres-Rear Land 2	450.00	270	100%		270	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.60						Land Total	26,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1988	14X66	C 100	24,985	Avg.	47%	100%	100%	11,643
Frame Garage	1998	720	C 100	16,233	Avg.	91%	100%	100%	14,772
Wood Deck	1988	80	C 100	890	Avg.	87%	100%	100%	774
Frame Shed	1988	80	E 100	796	Avg.	87%	100%	100%	693
Outbuilding Total									27,882

Acpt Land 26,300 **Accepted Bldg** 27,900 **Total** 54,200

PERRY
 Name: JOHNSON,NANCY
 LIFE ESTATE

Valuation Report

11/03/2015
 Page 446
 009-031
 7 RICKS WAY

Account: 666 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 06/22/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 LIFE ESTATE
 Reference 2 ANTHONY CANDELMO
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 22.00			Land Total			26,250

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	706 Sqft	Grade E 100	Base	38,258
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-4,765
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-558
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-2,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-353
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1935	0	Old Type	Obsolete	Average	Typical	33,082				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	67%	92%	100%	20,392					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1935	100	D 100	1,474	Avq.	67%	100%	100%	988	
Frame Shed	1935	160	D 100	1,976	Avq.	67%	100%	100%	1,324	
Outbuilding Total									2,312	
Acpt Land		26,300		Accepted Bldg		22,700		Total		49,000

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Data
 Sale Date 06/20/2007
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Lake	80,000.00	22,627	100%		22,627
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.08						Land Total 27,127

Dwelling Description

Replacement Cost New

Conventional	One Story	578 Sqft	Grade E 110	Base	36,908
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-4,292
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,475
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	578	Insulation	-318
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1957	0	Old Type	Old Type	Average	Inadeq.	30,823	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		75%	89%	100%	20,574

Acpt Land 27,100 **Accepted Bldg** 20,600 **Total** 47,700

PERRY
 Name: JOHNSON, RONALD & DIXIE

Valuation Report

11/03/2015

Page 448

Map/Lot:

012-026

Account: 307 Card: 1 of 1

Location:

1531 US RTE ONE

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
63.70	Acres-Rear Land 2	450.00	28,665	100%		28,665
Total Acres 64.70					Land Total	48,665
Acpt Land		48,700	Accepted Bldg		0	Total
						48,700

PERRY
 Name: JOHNSON, RONALD C & DIXIE

Valuation Report

11/03/2015
 Page 449
 012-019
 GOLDING RD

Account: 308 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
35.00	Acres-Rear Land 2	450.00	15,750	100%		15,750
Total Acres 36.00					Land Total	26,550
Acpt Land		26,600	Accepted Bldg		0	Total
						26,600

PERRY
 Name: JOHNSON,WINNIE & RICHARD

Valuation Report

11/03/2015
 Page 450
 015-007-006
 LAKE RD

Account: 710 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Lake	80,000.00	68,352	90%	Unimproved	61,517
Total Acres 0.73						61,517
Acpt Land			61,500	Accepted Bldg		0
						Total
						61,500

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
47.76	Acres-Rear Land 2	450.00	21,492	100%		21,492
Total Acres 48.76			Land Total			41,492

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	132,282
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,558
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,764	Insulation	882
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	Typical	Typical	Fair	Typical	134,714	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete			None	78%	75%	100%	78,808

Acpt Land 41,500 **Accepted Bldg** 78,800 **Total** 120,300

PERRY
Name: JOLLOTTA,DAVID

Valuation Report

11/03/2015

Page 452

Map/Lot: 014-033

Account: 314 Card: 1 of 1

Location: WOODMAN LN

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 03/29/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Lake	80,000.00	29,933	50%	Restrictio	14,967
Total Acres 0.14						Land Total 14,967

Dwelling Description

Replacement Cost New

Conventional	One Story	272 Sqft	Grade E 50	Base	11,628
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-14
					0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-918
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-448
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	272	Insulation	-68
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Obsolete	None	Poor	Inadeq.	8,680	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Fire Damage		no electricity..		40%	%	90%	0

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

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 05/01/1995
Topography	Rolling	Sale Price 138,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Seller
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
8.89	Acres-Rear Land 2	450.00	4,001	100%		4,001
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.89						Land Total 30,001

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,288 Sqft	Grade C 110	Base		115,324
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		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		2,054
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,400
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1940	1950	Typical	Typical	Average				127,278
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %				Value(Rcnd)
None	None	69%	100%	100%				87,822

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1940	84	C 110	1,774	Avg.	69%	100%	100%	1,224
Patio	1940	48	C 110	946	Avg.	69%	100%	100%	653
Wood Deck	1940	396	C 110	3,760	Avg.	69%	100%	100%	2,594
Bulkhead	1940	30	C 110	1,168	Avg.	69%	100%	100%	806
Open Frame Porch	1940	26	C 110	386	Avg.	69%	100%	100%	266
Frame Garage	1940	675	C 110	17,015	Avg.	69%	100%	100%	11,740
Frame Shed	1940	144	E 100	1,124	Avg.	69%	100%	100%	776
Outbuilding Total									18,059

Acpt Land	30,000	Accepted Bldg	105,900	Total	135,900
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: JONES,SCOTT F & MARY

Valuation Report

11/03/2015

Page 454

Map/Lot:

006-021

Location:

1044 US RTE ONE

Account: 66 Card: 2 of 2

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 05/01/1995
 Sale Price 138,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 1.00						20,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1920	1278	D 100	22.133	Fair	50%	100%	100%	11.066	
Outbuilding Total									11.066	

Acpt Land	20,000	Accepted Bldg	11,100	Total	31,100
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: JONES,SCOTT F & MARY

Valuation Report

11/03/2015

Page 455

Map/Lot:

006-021

Account: 66

Location:

1044 US RTE ONE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	30,000	105,900	135,900	30,000	105,900	135,900
2	20,000	11,100	31,100	20,000	11,100	31,100
TOTAL	50,000	117,000	167,000	50,000	117,000	167,000

PERRY
 Name: JOO,HELEN H 1/2 & 1/2

Valuation Report

11/03/2015

Page 456

Map/Lot: 003-003-001-012
 Location: BIRCH POINT RD

Account: 1031 Card: 1 of 1

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/19/2013
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Ocean/Cove	50,000.00	122,475	90%	Unimproved	110,227
6.40	Acres-Rear Land 1	3,000.00	19,200	60%	View/Envir	11,520
Total Acres 12.40					Land Total	121,747
Acpt Land		121,700	Accepted Bldg		0	Total
						121,700

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 12/24/2008
Sale Price 525,300
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Lake	80,000.00	107,331	100%		107,331
1.70	Acres-Rear Land 2	450.00	765	100%		765
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50						Land Total 114,096

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,920 Sqft	Grade A 100	Base	329,673
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	304 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,560
Heating	100% Radiant Floor	Cooling	0% None	Heat	8,467
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	24,000
Attic	None			Attic	0
FirePlaces	2			Fireplace	12,750
Insulation	Heavy			Insulation	2,880
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Below Average	Typical	382,330
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		85%	80%	100%
						259,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1996	500	A 100	15,840	Avq-	85%	80%	100%	10,771
Unfin Basement	1996	500	A 100	7,479	Avq-	85%	80%	100%	5,086
One Story Frame	1996	484	A 100	15,333	Avq-	85%	80%	100%	10,426
One Story Frame	1996	132	A 100	4,182	Avq-	85%	80%	100%	2,844
2S Frame Garage	1996	864	A 100	39,392	Avq-	85%	80%	100%	26,786
Finished Attic	1996	864	A 100	15,174	Avq-	85%	80%	100%	10,318
Encl Frame Porch	1996	102	C 100	1,797	Fair	79%	100%	100%	1,420
Wood Deck	1996	2566	A 100	31,167	Avq-	85%	80%	100%	21,194
Encl Frame Porch	1996	153	A 100	3,478	Avq-	85%	80%	100%	2,365
Frame Shed	1996	104	A 100	2,757	Avq-	85%	80%	100%	1,874
Outbuilding Total									93,084

Acpt Land

114,100

Accepted Bldg

353,100 **Total**

467,200

Account: 147 Card: 2 of 2

Map/Lot: 014-007-00A
 Location: 10 OTIS LANE

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/24/2008
 Sale Price 525,300
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Bulkhead	1996	80	A 100	2,360	A Gr	85%	80%	100%	1,605	
Wood Deck	1996	1632	A 100	19,959	A Gr	85%	80%	100%	13,572	
Wood Deck	1996	576	A 100	7,287	A Gr	85%	80%	100%	4,955	
Wood Deck	1996	100	A 100	1,575	A Gr	85%	80%	100%	1,071	
Wood Deck	1996	252	A 100	3,399	A Gr	85%	80%	100%	2,311	
Wood Deck	1996	100	A 100	1,575	A Gr	85%	80%	100%	1,071	
One Story Frame	1996	570	A 100	18,057	A Gr	85%	80%	100%	12,278	
One Story Frame	1996	556	A 100	17,614	A Gr	85%	80%	100%	11,978	
Frame Shed	1996	109	A 100	2,834	A Gr	85%	80%	100%	1,927	
Elev.1500Lbs/FPM	1997	100	C 100	20,655	Avq.	90%	10%	100%	1,859	
Outbuilding Total									52,627	
Acpt Land			0	Accepted Bldg			52,600	Total		52,600

PERRY
Name: JSW & JCW LIMITED PARTNERSHIP OF

Valuation Report

11/03/2015
Page 459
014-007-00A
10 OTIS LANE

Account: 147
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	114,100	353,100	467,200	114,100	353,100	467,200
2	0	52,600	52,600	0	52,600	52,600
TOTAL	114,100	405,700	519,800	114,100	405,700	519,800

Valuation Report

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/01/2002
Sale Price 87,000
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Ocean	85,000.00	96,915	100%		96,915
4.40	Acres-Rear Land 1	3,000.00	13,200	100%		13,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.70						Land Total 116,115

Dwelling Description

Replacement Cost New

Conventional	One Story	1,412 Sqft	Grade B 110	Base	156,603
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,125
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,815
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Heavy			Insulation	971
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	188,639
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	92%	100%	173,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	364	B 110	4,347	Ava.	92%	100%	100%	3,999
Frame Garage	2003	672	B 110	21,198	Ava.	92%	100%	100%	19,502
Outbuilding Total									23,501

Acpt Land 116,100 **Accepted Bldg** 197,000 **Total** 313,100

PERRY
 Name: JURANTY,WALTER J & LEONA

Valuation Report

11/03/2015

Page 461

Map/Lot:

016-011

Account: 116 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	09/30/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Ocean	85,000.00	93,113	90%		83,802
5.83	Acres-Rear Land 1	3,000.00	17,490	100%		17,490
Total Acres 7.03					Land Total	101,292

Acpt Land	101,300	Accepted Bldg	0	Total	101,300
------------------	---------	----------------------	---	--------------	---------

Valuation Report

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 09/01/1994
Sale Price 50,500
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
5.13	Acres-Rear Land 2	450.00	2,309	100%		2,309
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.13						28,309

Dwelling Description

Replacement Cost New

Conventional	One Story	920 Sqft	Grade C 100	Base	84,600
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-4,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,334
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	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	Typical	Typical	Average	Typical	87,774
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
Incomplete			None	88%	90% 100%	69,517

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 3/4 Storv Fr	1991	576	C 100	17,274	Avg.	88%	90%	100%	13,681
Unfin Basement	1991	576	C 100	5,335	Avg.	88%	90%	100%	4,226
Wood Deck	1991	144	C 100	1,402	Avg.	88%	90%	100%	1,111
Wood Deck	1991	64	C 100	762	Avg.	88%	90%	100%	604
Wood Deck	1991	64	C 100	762	Avg.	88%	90%	100%	604
Frame Shed	1991	216	E 100	1,492	Avg.	88%	100%	100%	1,313
Outbuilding Total									21,539

Acpt Land 28,300 **Accepted Bldg** 91,100 **Total** 119,400

PERRY
 Name: JUREWICZ,JOHN L & LAURA J

Valuation Report

11/03/2015
 Page 463
 006-021-002
 US RTE ONE

Account: 968 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 10/01/1993
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
3.30	Acres-Rear Land 2	450.00	1,485	100%		1,485
Total Acres 4.30					Land Total	19,485
Acpt Land		19,500	Accepted Bldg		0	Total
						19,500

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 NO WATER FRONT AND 1/3 ACRE SEND
Reference 2 LIFE ESTATE/GRAYDON JR & CYNTHIA M
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Baselot (Fract)	80,000.00	45,957	75%	Access	34,467
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.33					Land Total	38,367

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One & 1/2 Story Wood Siding 1 OTHER Units-0	468 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof		87,137 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	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-702
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1950	Typical	Typical	Average	Typical	86,435			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	56,183				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1950	108	C 100	1,859	Avg.	65%	100%	100%	1,208
Outbuilding Total									1,208

Acpt Land 38,400 **Accepted Bldg** 57,400 **Total** 95,800

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Lake	80,000.00	54,259	100%		54,259
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
8.59	Acres-Rear Land 2	450.00	3,866	100%		3,866
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.05						76,125

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,188 Sqft	Grade D 110	Base		91,397
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-12,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,693
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	3/4 Finished			Attic		8,873
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1994	Typical	Typical	Average	Typical	85,718
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	70,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1975	234	D 110	2,838	Ava.	82%	100%	100%	2,327
Wood Deck	1975	72	D 110	745	Ava.	82%	100%	100%	611
Wood Deck	1975	315	D 110	2,498	Ava.	82%	100%	100%	2,048
Wood Deck	1975	272	D 110	2,188	Ava.	82%	100%	100%	1,794
Frame Shed	1983	100	D 100	1,474	Ava.	85%	100%	100%	1,253
Outbuilding Total									8,033

Acpt Land	76,100	Accepted Bldg	78,300	Total	154,400
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: KEELER,PHILIP T & MARY LOUISE

Valuation Report

11/03/2015

Page 466

Map/Lot:

003-043

Account: 323 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
Total Acres 10.00					Land Total	17,550
Acpt Land		17,600	Accepted Bldg		0	Total
						17,600

Valuation Report

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/01/1988
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
16.00	Acres-Rear Land 2	450.00	7,200	100%		7,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.00						25,200

Land Total

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,496 Sqft	Grade C 100	Base	93,024
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	99,024
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		88%	100%	87,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1992	72	C 100	1,491	Avg.	88%	100%	100%	1,312
Wood Deck	1992	60	C 100	730	Avg.	88%	100%	100%	642
Wood Deck	1992	144	C 100	1,402	Avg.	88%	100%	100%	1,234
Outbuilding Total									3,188

Acpt Land 25,200 **Accepted Bldg** 90,300 **Total** 115,500

Valuation Report

Neighborhood 4	LAKE RD	Sale Data
Zoning/Use	Rural.....	Sale Date 10/20/2005
Topography	Rolling	Sale Price 6,500
Utilities	None	Sale Type Land Only
Street	Semi-Improved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 4 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						20,250

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,248 Sqft	Grade C 100	Base		82,112
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-13,291
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		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		624
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	75,445
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	94%	100% 100%	70,918

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2008	120	E 100	1,000	Poor	74%	50%	100%	370
Frame Shed	2000	168	E 100	1,246	Avg.	91%	100%	100%	1,134
Encl Frame Porch	2010	312	C 100	3,944	Avg.	95%	100%	100%	3,747
Railroad Car/Box	2000	1	C 100	1,200	Avg.	91%	100%	100%	1,092
Outbuilding Total									6,343

Acpt Land	20,300	Accepted Bldg	77,300	Total	97,600
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: KELLER, MICHAEL & ANGELA

Valuation Report

11/03/2015

Page 469

Map/Lot:

002-013-001

Account: 945 Card: 1 of 1

Location:

LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Sale Data	
Sale Date	04/01/2002
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B2622P118

Reference 2

Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
8.24	Acres-Rear Land 1	3,000.00	24,720	100%		24,720
Total Acres 9.74					Land Total	118,413

Acpt Land	118,400	Accepted Bldg	0	Total	118,400
------------------	---------	----------------------	---	--------------	---------

PERRY
 Name: KELLEY,KATHARINE & THOMAS

Valuation Report

11/03/2015

Page 470

Map/Lot:

016-027

Account: 241 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/01/1995
 Sale Price 13,500
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean --	55,000.00	54,724	100%		54,724
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.99						Land Total 60,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1994	14X56	B 100	24,396	Ava.	60%	100%	100%	14,589
Wood Deck	1994	120	C 100	1,210	Ava.	89%	100%	100%	1,077
Wood Deck	1994	48	C 100	634	Ava.	89%	100%	100%	564
Outbuilding Total									16,230
Acpt Land		60,700	Accepted Bldg		16,200	Total			76,900

PERRY
Name: KELLY,DARCY O & SEAN

Valuation Report

11/03/2015
Page 471
005-005-001-003
OGDEN DRIVE

Account: 874 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.40	Acres-Ocean/Cove	50,000.00	92,195	90%	Unimproved	82,976
Total Acres 3.40					Land Total	82,976
Acpt Land		83,000	Accepted Bldg		0	Total
						83,000

PERRY
Name: KELLY,REBECCA M

Valuation Report

11/03/2015
Page 472
005-066
EAST BAY LN

Map/Lot:
Location:

Account: 503 Card: 1 of 1

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean ---	25,000.00	18,875	50%	View/Envir	9,437
Total Acres 0.57					Land Total	9,437
Acpt Land		9,400	Accepted Bldg		0	Total
						9,400

PERRY
 Name: KEMPER,BRYAN P & HONG,KEUM PYO

Valuation Report

11/03/2015

Page 473

Account: 1030 Card: 1 of 1

Map/Lot: 003-003-001-011
 Location: BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	100,000	90%	Unimproved	90,000
6.50	Acres-Rear Land 1	3,000.00	19,500	60%	View/Envir	11,700
Total Acres 10.50					Land Total	101,700
Acpt Land		101,700	Accepted Bldg		0	Total
						101,700

Valuation Report

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 10/01/2001
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean/Cove	50,000.00	100,000	100%		100,000
14.11	Acres-Rear Land 1	3,000.00	42,330	60%	View/Envir	25,398
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.11						Land Total 131,398

Dwelling Description

Replacement Cost New

Conventional	Two Story	852 Sqft	Grade C 110	Base	133,366
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-94
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Forced Warm	Cooling	0% None	Heat	-545
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Minimal			Insulation	-1,874
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1925	0	Typical	Typical	Average	Typical	140,753				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	91,489					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1925	108	C 110	1,084	Avg.	65%	100%	100%		705
Frame Shed	1925	200	D 100	2,312	Fair	50%	100%	100%		1,156
Frame Shed	1925	120	E 100	1,000	Poor	40%	50%	100%		200
Frame Shed	1925	799	E 100	4,470	Poor	40%	50%	100%		894
2S Frame Shed	1986	528	E 100	4,553	Poor	65%	50%	100%		1,480
Outbuilding Total										4,435
Acpt Land		131,400	Accepted Bldg		95,900	Total		227,300		

PERRY
 Name: KENDALL,DAVID J

Valuation Report

11/03/2015

Page 475

Map/Lot:

006-054-001

Account: 333 Card: 1 of 1

Location:

131 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/01/1999
 Sale Price 13,600
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000	
0.07	Acres-Rear Land 2	450.00	32	100%		32	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.07						Land Total	18,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1985	198	D 100	3,429	Avg.	86%	100%	100%	2,949
Frame Shed	1985	64	E 100	714	Poor	64%	50%	100%	228
Outbuilding Total									3,177

Acpt Land 18,000 **Accepted Bldg** 3,200 **Total** 21,200

PERRY
 Name: KENDALL,GEORGIANA

Valuation Report

11/03/2015

Page 476

Map/Lot: 016-037

Account: 616 Card: 1 of 1

Location: 1881 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Level
 Utilities None
 Street Paved

Sale Data
 Sale Date 08/01/1990
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	14,142	100%		14,142
Total Acres 0.50						14,142

Commercial Description

Occupancy Type	Retail Store....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	NONE					
Built	1900					
Remodeled	0					
Base Cost/Sqft		24.38				
Heat-Cool/Sqft	+	0.00				
Total		24.38				
Size Factor	X	1.287				
Adjusted Cost/Sqft		31.38				
Total Square Feet	X	690				
Replacement Cost		21,652				
Condition	Average					
% Good Physical	X	.50				
Functional	X	1.00				
Subtotal		10,826				
Economic Factor	X 1.00					
Total Value						10,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	1900	414	D 100	1,329	Poor	40%	100%	100%	532
Outbuilding Total									532

Acpt Land 14,100 **Accepted Bldg** 11,400 **Total** 25,500

Valuation Report

Neighborhood 12	GOLDING RD	Sale Data
Tree Growth	1999	Sale Date 11/20/2007
Zoning/Use	Shoreland.....	Sale Price 0
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Gravel	Verified Public Record
TG RECERT YEAR	2008	Validity Related Parties

Reference 1	TREE GROWTH		
Reference 2	FARM HOUSE		
Tran/Land/Bldg	0 0 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
7.00	Acres-Softwood	119.00	833	100%		833
5.00	Acres-Hardwood	117.00	585	100%		585
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 24.00						Land Total 42,368

Dwelling Description				Replacement Cost New	
Conventional	One Story	666 Sqft	Grade C 100	Base	72,043
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,132
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,052
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,832
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-666
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		72,025
1825	2008	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	46,816

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1825	159	C 100	3,358	Avq.	65%	100%	100%	2,183
Wood Deck	1825	192	C 100	1,786	Avq.	65%	100%	100%	1,161
Wood Deck	1825	376	C 100	3,258	Avq.	65%	100%	100%	2,118
Frame Shed	1825	198	D 100	2,295	Avq.	65%	100%	100%	1,492
Frame Shed	1825	216	D 100	2,446	Avq.	65%	100%	100%	1,590
Stable w/Loft	1825	1271	C 100	15,910	Good	75%	100%	100%	11,932
Frame Shed	2010	756	C 100	8,501	Avq.	95%	100%	100%	8,076
Outbuilding Total									28,552

Acpt Land	42,400	Accepted Bldg	75,400	Total	117,800
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: KENDALL,GEORGIANA J

Valuation Report

11/03/2015

Page 478

Map/Lot:

015-015

Account: 329 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD
 Tree Growth 1999
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2006

Sale Data	
Sale Date	12/20/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2016 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
19.00	Acres-Mixed Wood	126.00	2,394	100%		2,394	
Total Acres 20.00					Land Total	2,844	
Acpt Land		2,800	Accepted Bldg		0	Total	2,800

PERRY
Name: KENDALL,GEORGIANA J

Valuation Report

11/03/2015

Page 479

Map/Lot: 017-009+011

Account: 334 Card: 1 of 2

Location: 41 KENDALL LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Reference 1 WATERCRESS & WILDFLOWER

Reference 2

Tran/Land/Bldg 0 0 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-Lake	80,000.00	113,137	100%		113,137
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	50%		3,000
Total Acres 2.00						Land Total 122,137

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	475 Sqft	Grade D 100	Base	72,918
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-5,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,530
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	-681
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Average	Typical	65,449
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	42,542	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1910	114	D 100	1,574	Avq.	65%	100%	100%	1,023
Open Frame Porch	1910	64	D 100	529	Avq.	65%	100%	100%	344
Frame Shed	1910	187	D 100	2,203	Avq.	65%	100%	100%	1,432
Outbuilding Total									2,799

Acpt Land 122,100 **Accepted Bldg** 45,300 **Total** 167,400

PERRY
Name: KENDALL,GEORGIANA J

Valuation Report

11/03/2015

Page 480

Map/Lot:

017-009+011

Account: 334 Card: 2 of 2

Location:

41 KENDALL LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Reference 1 WATERCRESS & WILDFLOWER

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	360 Sqft	Grade D 100	Base	44,998
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,679
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	5,609
FirePlaces	1			Fireplace	4,100
Insulation	None			Insulation	-295
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1927	1987	Old Type	Old Type	Average	Typical			49,191		
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)		
None	None		65%	94%	100%			30,056		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
One Story Frame	1927	320	D 100	5,542	Avg.	65%	94%	100%	3,386	
Encl Frame Porch	1927	272	D 100	2,899	Avg.	65%	94%	100%	1,771	
One Story Frame	1927	336	D 100	5,819	Avg.	65%	94%	100%	3,555	
Wood Deck	1927	136	D 100	1,097	Avg.	65%	94%	100%	670	
Outbuilding Total									9,382	
Acpt Land			0	Accepted Bldg			39,400	Total		39,400

PERRY
Name: KENDALL,GEORGIANA J

Valuation Report

11/03/2015
Page 481
017-009+011
41 KENDALL LN

Account: 334

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	122,100	45,300	167,400	122,100	45,300	167,400
2	0	39,400	39,400	0	39,400	39,400
TOTAL	122,100	84,700	206,800	122,100	84,700	206,800

PERRY
 Name: KENDALL,GERALDINE M

Valuation Report

11/03/2015

Page 482

Map/Lot: 004-025

Account: 332 Card: 1 of 1

Location: 149 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities All PublicSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
29.00	Acres-Rear Land 2	450.00	13,050	100%		13,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00						39,050

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	836 Sqft	Grade C 100	Base	115,971
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,574
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	Minimal			Insulation	-1,463
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2005	Typical	Typical	Average	Typical	111,934
Functional Obsolescence						Value(Rcnld)
None			None	65%	100%	72,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1860	80	C 100	1,573	Ava.	65%	100%	100%	1,022
Frame Shed	1860	64	E 100	714	Ava.	65%	50%	100%	232
Outbuilding Total									1,254

Acpt Land

39,100

Accepted Bldg

74,000 **Total**

113,100

PERRY
Name: KENDALL,GERALDINE M.

Valuation Report

11/03/2015

Page 483

Map/Lot:

004-024

Account: 330 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography RollingRolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.65	Acres-Ocean --	55,000.00	89,534	90%	Unimproved	80,580	
18.35	Acres-Rear Land 1	3,000.00	55,050	60%	View/Envir	33,030	
Total Acres 21.00					Land Total	113,610	
Acpt Land		113,600	Accepted Bldg		0	Total	113,600

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	1999	Sale Date 04/01/1993
Zoning/Use	Shoreland.....	Sale Price 40,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Dug WellSeptic System	Financing Unknown
Street	Semi-Improved	Verified
TG RECERT YEAR	2016	Validity Related Parties

Reference 1 LIFE ESTATE - GEORGIANA KENDALL

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2006 Y Coordinate 0

Exemption(s) 1 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	80,000.00	80,000	100%		80,000
6.00	Acres-Rear Land 1	3,000.00	18,000	100%		18,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
3.00	Acres-Softwood	119.00	357	100%		357
7.00	Acres-Hardwood	117.00	819	100%		819
Total Acres 17.00						Land Total 105,176

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	875 Sqft	Grade D 110	Base		108,048
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp None	Basement		-2,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-2,657
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,510
Insulation	None			Insulation		-1,183
Unfin. Living Area	90%			Unfinished		-6,390

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Average			Typical			Value
1920	1994	Typical	Typical	Average	Phys. %	Func. %	Econ. %				Rcndd
None				65%	100%	100%				64,667	

Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good		Value
											Rcndd
One Story Frame	1920	143	D 110	2,724	Avq.	65%	100%	100%			1,771
Unfin Basement	1920	143	D 110	3,020	Avq.	65%	100%	100%			1,963
Wood Deck	1920	340	D 110	2,678	Avq.	65%	100%	100%			1,741
Frame Shed	1920	276	D 110	3,244	Avq.	65%	100%	100%			2,109
Frame Shed	1920	437	D 110	4,728	Avq.	65%	100%	100%			3,073
Frame Shed	1920	640	D 100	5,999	Avq.	65%	100%	100%			3,899
Frame Shed	1920	200	D 100	2,312	Avq.	65%	100%	100%			1,503
Frame Shed	1920	144	D 100	1,843	Avq.	65%	100%	100%			1,198
Frame Shed	1920	220	D 100	2,479	Avq.	65%	100%	100%			1,611
Outbuilding Total											18,868

Acpt Land	105,200	Accepted Bldg	83,500	Total	188,700
------------------	---------	----------------------	--------	--------------	---------

PERRY
Name: KENNARD,PHYLLIS

Valuation Report

11/03/2015

Page 485

Map/Lot:

009-035-A

Account: 180 Card: 1 of 1

Location:

62 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 110	Base	95,304
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,682
Rooms	3				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	572
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
2010	0	Typical	Typical	Average	95%	100%	100%	Phy	Func	Econ
										85,374
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		95%	100%	100%				81,105
Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1950	360	C 100	4,454	Avq.	73%	100%	100%	3,251	
Unfinished Attic	1950	300	C 100	1,450	Avq.	73%	100%	100%	1,058	
Unfin Basement	1950	300	D 100	3,336	Fair	59%	100%	100%	1,968	
							Outbuilding Total			6,277
Acpt Land			0	Accepted Bldg			87,400	Total		87,400

PERRY
 Name: KERBY, LONNIE D BUSH

Valuation Report

11/03/2015

Page 486

Map/Lot:

015-029

Account: 474 Card: 1 of 1

Location:

LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data	
Sale Date	08/03/2010
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
1.00	Acres-Rear Land 2	450.00	450	100%		450
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.00					Land Total	16,050

Acpt Land	16,100	Accepted Bldg	0	Total	16,100
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: KERBY, LONNIE DALE

Valuation Report

11/03/2015

Page 487

Map/Lot: 014-028

Account: 658 Card: 1 of 1

Location: 22 WOODMAN LN

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street Gravel

Sale Data
Sale Date 07/07/2011
Sale Price 45,001
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.55	Acres-Lake	80,000.00	59,330	75%	Access	44,497	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.55						Land Total	47,497

Dwelling Description

Replacement Cost New

Conventional	One Story	800 Sqft	Grade E 100	Base	39,780
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-80
					0
					0
Foundation	Piers	Basement	None	Basement	-4,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,664
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-400
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1928	0	Obsolete	Obsolete	Poor	Typical	29,836
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		40%	90% 100%	10,741
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1928	60	E 100	684	Poor	247
Outbuilding Total						247
Acpt Land		47,500	Accepted Bldg		11,000	Total
						58,500

Valuation Report

Map/Lot: 011-027

Account: 32 Card: 1 of 1

Location: 851 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	12/06/2005
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 18,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade B 100	Base	131,813
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,538
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	875
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	142,726
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		94%	100% 100%	134,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2006	192	B 100	5,069	Avg.	94%	100%	100%	4,765
Wood Deck	2006	196	B 100	2,272	Avg.	94%	100%	100%	2,136
Frame Garage	2006	864	B 100	23,349	Avg.	94%	100%	100%	21,948
Frame Shed	2006	240	D 100	2,647	Avg.	94%	100%	100%	2,488
Outbuilding Total									31,337

Acpt Land	18,200	Accepted Bldg	165,500	Total	183,700
------------------	--------	----------------------	---------	--------------	---------

PERRY
Name: KINNEY,DENNIS

Valuation Report

11/03/2015

Page 489

Map/Lot: 009-045

Account: 337 Card: 1 of 1

Location: 1313 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	26,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,092 Sqft	Grade C 110	Base	105,535
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,742
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	Typical	Typical	Average	Typical	106,076
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	88,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1979	336	C 110	3,022	Avg.	83%	100%	100%	2,508
Wood Deck	1979	96	C 110	1,120	Avg.	83%	100%	100%	930
2S Frame Garage	2004	896	C 100	27,011	Avg.	93%	100%	100%	25,120
Frame Shed	1979	100	D 100	1,474	Avg.	83%	100%	100%	1,223
Outbuilding Total									29,781

Acpt Land 26,000 **Accepted Bldg** 117,800 **Total** 143,800

Valuation Report

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/06/2014
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						19,350

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade B 100	Base		121,125
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		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		6,250
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	Typical	Typical	Good	Typical	127,375
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	80%	100% 100%	101,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2009	480	B 100	12,672	Good	80%	100%	100%	10,138
Stable w/Loft	1951	480	D 100	6,288	Ava.	73%	100%	100%	4,590
Frame Garage	1951	768	D 100	13,979	Ava.	73%	100%	100%	10,205
Wood Deck	2000	808	B 100	8,392	Good	80%	100%	100%	6,714
Outbuilding Total									31,647

Acpt Land 19,400 **Accepted Bldg** 133,500 **Total** 152,900

PERRY
Name: KINNEY, TERRY L

Valuation Report

11/03/2015

Page 491

Map/Lot: 016-043-001

Account: 563 Card: 1 of 1

Location: 32 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/01/1994
Sale Price 34,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						Land Total 18,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	92,520
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,531
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	2003	Typical	Typical	Average	Typical	94,051
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	79,003	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	145	C 110	3,368	Avq.	84%	100%	100%	2,829
Bulkhead	1980	25	C 110	1,111	Avq.	84%	100%	100%	933
Outbuilding Total									3,762

Acpt Land 18,000 **Accepted Bldg** 82,800 **Total** 100,800

PERRY
Name: KNOWLTON,JOHN

Valuation Report

11/03/2015

Page 492

Map/Lot:

005-008

Account: 343 Card: 1 of 1

Location:

BURBY RD

Neighborhood 10 BURBY RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300
Total Acres 15.00				Land Total		24,300
Acpt Land		24,300	Accepted Bldg		0	Total
						24,300

PERRY
 Name: KNOWLTON,JOHN

Valuation Report

11/03/2015
 Page 493
 005-013-001
 BURBY RD

Account: 344 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 10 BURBY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean --	55,000.00	55,000	90%	Unimproved	49,500
4.70	Acres-Rear Land 1	3,000.00	14,100	60%	View/Envir	8,460
Total Acres 5.70					Land Total	57,960
Acpt Land		58,000	Accepted Bldg		0	Total
						58,000

PERRY
Name: KNOWLTON,JOHN

Valuation Report

11/03/2015

Page 494

Map/Lot:

005-014-001

Account: 345 Card: 1 of 1

Location:

311 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.75	Acres-Rear Land 2	450.00	1,238	100%		1,238
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.75						Land Total 27,238

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	494 Sqft	Grade C 100	Base	89,223
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-988
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	Minimal			Insulation	-741
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Average	Typical	87,494
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	56,871	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Story Frame	1840	648	C 100	13,686	Avq.	65%	100%	100%	8,896
One Story Frame	1840	245	C 100	5,174	Avq.	65%	100%	100%	3,363
Unfin Basement	1840	245	C 100	3,816	Avq.	65%	100%	100%	2,480
Open Frame Porch	1840	64	C 100	645	Avq.	65%	100%	100%	419
Frame Garage	1840	1890	D 100	29,611	Fair	50%	100%	100%	14,806
Stable w/Loft	1840	1891	D 100	18,344	Poor	40%	100%	100%	7,338
Frame Shed	1840	372	D 100	3,753	Poor	40%	100%	100%	1,501
Frame Shed	1840	646	E 100	3,688	Fair	50%	100%	100%	1,844
Frame Shed	1840	391	D 100	3,912	Fair	50%	100%	100%	1,956
Outbuilding Total									42,603

Acpt Land

27,200

Accepted Bldg

99,500

Total

126,700

PERRY
Name: KNOWLTON,JOHN

Valuation Report

11/03/2015

Page 495

Map/Lot:

005-016

Account: 349 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1
Tree Growth 1991
Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Paved
TG RECERT YEAR 2021

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2011 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
48.00	Acres-Softwood	119.00	5,712	100%		5,712
23.00	Acres-Mixed Wood	126.00	2,898	100%		2,898
Total Acres 71.00				Land Total		8,610
Acpt Land		8,600	Accepted Bldg		0	Total
						8,600

PERRY
 Name: KNOWLTON,JOHN

Valuation Report

11/03/2015
 Page 496
 005-005-001
 US RTE ONE

Account: 353 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
Total Acres 8.00					Land Total	23,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Frame Shed	1900	600	D 100	8,360	Avq-	60%	100%	100%	5,016
Frame Shed	1900	420	D 100	4,155	Avq-	60%	100%	100%	2,493
Frame Shed	1900	576	E 100	3,331	Fair	50%	100%	100%	1,666
Frame Shed	1900	600	E 100	3,454	Poor	40%	100%	100%	1,382
						Outbuilding Total			10,557

Accpt Land 23,200 **Accepted Bldg** 10,600 **Total** 33,800

PERRY
Name: KNOWLTON,JOHN

Valuation Report

11/03/2015

Page 497

Map/Lot: 005-007

Account: 575 Card: 1 of 1

Location: 303 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 06/13/2006
Topography	Level	Sale Price 50,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 1	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						32,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	650 Sqft	Grade D 110	Base		93,051
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	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		1,488
Rooms	7					
Bedrooms	4	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,804
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1942	1960	Typical	Typical	Fair	Typical	96,343			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	55%	95%	100%	50,339				
Outbuildings/Additions/Improvements					Percent Good				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 3/4 Story Fr	1960	325	D 110	8,792	Fair	55%	95%	100%	4,594
Encl Frame Porch	1960	128	D 110	1,861	Fair	55%	95%	100%	973
Frame Garage	1942	952	C 100	20,174	Ava.	70%	100%	100%	14,122
Outbuilding Total									19,689

Acpt Land	32,000	Accepted Bldg	70,000	Total	102,000
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: KNOWLTON,JOHN E

Valuation Report

11/03/2015
 Page 498
 005-019
 US RTE ONE

Account: 350 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
21.00	Acres-Rear Land 1	3,000.00	63,000	60%	View/Envir	37,800
Total Acres 22.00					Land Total	55,800
Acpt Land		55,800	Accepted Bldg		0	Total
						55,800

Valuation Report

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 12/01/1997
Topography	Level	Sale Price 12,500
Utilities	NoneSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
 Reference 2 REVIEW FOR COMPLETION 2014
 Tran/Land/Bldg 3 0 0
 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-Baslot (Fract)	20,000.00	19,183	100%		19,183
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.92			Land Total			25,183

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	800 Sqft	Grade B 100	Base		141,375
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,538
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		875
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2012	0	Typical	Typical	Average	Typical	137,288				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		95%	100%	100%	130,424			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1966	460	C 100	11,815	Avq.	79%	100%	100%	9,334	
Open Frame Porch	2012	40	B 100	574	Avq.	95%	100%	100%	545	
Wood Deck	2012	384	B 100	4,152	Avq.	95%	100%	100%	3,944	
						Outbuilding Total		13,823		
Acpt Land		25,200		Accepted Bldg		144,200		Total		169,400

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 03/01/1999
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.75	Acres-Rear Land 2	450.00	1,238	100%		1,238
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						27,238

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	624 Sqft	Grade C 100	Base		99,064
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet None	Basement		-2,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,583
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	
1915	2004	Typical	Typical	Average	Typical			97,999	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Percent Good			Value Rcnld	
None	None	65%	95%	100%				60,514	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1915	80	C 100	768	Avq.	65%	95%	100%	474
One Story Frame	1915	64	C 100	1,352	Avq.	65%	95%	100%	835
Frame Shed	1915	64	C 100	1,429	Avq.	65%	95%	100%	883
Frame Garage	1915	952	C 100	20,174	Avq.	65%	110%	100%	14,424
Frame Shed	1915	264	D 100	2,848	Avq.	65%	100%	100%	1,851
Outbuilding Total									18,467

Acpt Land	27,200	Accepted Bldg	79,000	Total	106,200
------------------	--------	----------------------	--------	--------------	---------

PERRY
Name: KRANT,PATRICE M

Valuation Report

11/03/2015
Page 501
007-011-001
SHORE RD

Account: 862 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean	85,000.00	89,149	90%	Unimproved	80,234	
4.70	Acres-Rear Land 1	3,000.00	14,100	100%		14,100	
Total Acres 5.80					Land Total	94,334	
Acpt Land		94,300	Accepted Bldg		0	Total	94,300

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/01/1987
Sale Price 59,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Renovations

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean ---	25,000.00	43,301	100%		43,301
2.43	Acres-Rear Land 2	450.00	1,094	100%		1,094
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 6.43						70,395

Dwelling Description

Replacement Cost New

Conventional	Two Story	520 Sqft	Grade C 100	Base	93,862
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,040
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	4,000
Attic	None			Attic	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	Typical	Typical	Average	Typical	96,822
Functional Obsolescence						Value(Rcnld)
None						62,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Two Story Frame	1890	544	C 100	17,005	Avg.	65%	100%	100%	11,053
Encl Frame Porch	1890	32	C 100	1,082	Avg.	65%	100%	100%	703
Encl Frame Porch	1890	28	C 100	1,041	Avg.	65%	100%	100%	677
Outbuilding Total									12,433

Acpt Land 70,400 **Accepted Bldg** 75,400 **Total** 145,800

PERRY
Name: LACOUTE,FRANCES

Valuation Report

11/03/2015

Page 503

Map/Lot: 014-018

Account: 367 Card: 1 of 1

Location: 13 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/2001
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Lake	80,000.00	28,844	100%		28,844
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.13						Land Total 34,844

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,232 Sqft	Grade C 110	Base	162,307
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,439
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	180,132
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	162,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	160	C 110	1,683	Avg.	90%	100%	100%	1,515
Frame Garage	1996	480	B 100	15,194	Avg.	90%	100%	100%	13,675
Open Frame Porch	1996	120	C 100	1,078	Avg.	90%	100%	100%	970
Frame Shed	1996	225	C 100	3,074	Avg.	90%	100%	100%	2,767
Outbuilding Total									18,927

Acpt Land 34,800 **Accepted Bldg** 181,000 **Total** 215,800

PERRY
Name: LACOUTE,TONY

Valuation Report

11/03/2015

Page 504

Map/Lot:

008-003-A

Account: 1053 Card: 1 of 1

Location:

64 LITTLE EGYPT RD

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 04/01/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Seller
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	888 Sqft	Grade C 100	Base	82,840
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-4,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,288
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
2006	0	Typical	Typical	Average		Typical			86,064
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		94%	100%	100%		80,900	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	2006	511	C 100	14.676	Avg.	94%	100%	100%	13,795
Wood Deck	2006	194	C 100	1.802	Avg.	94%	100%	100%	1,694
Wood Deck	2006	102	C 100	1.066	Avg.	94%	100%	100%	1,002
Frame Shed	2006	24	C 100	1.020	Avg.	94%	100%	100%	959
Frame Garage	2006	525	C 100	12.920	Avg.	94%	100%	100%	12,145
Outbuilding Total									29,595
Acpt Land			0	Accepted Bldg		110,500	Total		110,500

Valuation Report

Map/Lot: 003-035-001-001
 Location: 11 Fiddler's Green

Account: 27 Card: 1 of 1

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/24/2003
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean -	75,000.00	91,856	100%		91,856
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						97,856

Dwelling Description				Replacement Cost New		
Conventional	One Story	642 Sqft	Grade D 100	Base		56,834
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,182
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-4,920
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,100
Insulation	None			Insulation		-526
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1989	0	Old Type	Old Type	Average	Typical		47,989		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	Location	87%	56%	100%	23,380				
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	120	D 100	992	Avq.	87%	56%	100%	483
Frame Shed	1989	182	D 100	2,161	Avq-	82%	100%	100%	1,772
Frame Shed	1989	50	E 100	643	Avq.	87%	100%	100%	559
One Story Frame	1989	64	D 100	1,109	Avq.	87%	56%	100%	540
Open Frame Porch	1989	54	D 100	465	Avq.	87%	56%	100%	227
Outbuilding Total									3,581
Acpt Land		97,900	Accepted Bldg		27,000	Total			124,900

PERRY
 Name: LADRIGAN,DANIEL W & MARCIA ANNE

Valuation Report

11/03/2015
 Page 506
 003-036-001
 LEACH PT RD

Account: 871 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 06/11/2004
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	7,500	50%	Size/Shape	3,750
Total Acres 0.25			Land Total			3,750
Accpt Land		3,800	Accepted Bldg		0	Total
						3,800

PERRY
Name: LAGANA,LAURA

Valuation Report

11/03/2015
Page 507
010-007
US RTE ONE

Account: 111 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.03	Acres-Rear Land 2	450.00	464	100%		464	
Total Acres 2.03					Land Total	18,464	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
 Name: LALANDE,LINDA HARRIMAN

Valuation Report

11/03/2015

Page 508

Map/Lot:

002-013

Account: 154 Card: 1 of 1

Location:

LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	147,224	90%	Unimproved	132,502
15.48	Acres-Rear Land 1	3,000.00	46,440	100%		46,440
Total Acres 18.48					Land Total	178,942
Acpt Land		178,900	Accepted Bldg		0	Total
						178,900

PERRY
 Name: LALANDE,LINDA L & RAYMOND G

Valuation Report

11/03/2015

Page 509

Map/Lot:

009-037-001

Account: 1013 Card: 1 of 1

Location:

1144 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/2001
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2 MINI GOLF
 Tran/Land/Bldg 0 0 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 (Fract)	30,000.00	42,426	100%		42,426
27.74	Acres-Rear Land 2	450.00	12,483	100%		12,483
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 29.74						Land Total 60,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1960	12X48	D 100	14,592	Avg.	40%	100%	100%	5,837
Mini-Golf/per hold	2003	18	C 100	9,500	Avg.	92%	100%	100%	8,740
Open Frame Porch	2003	228	C 100	1,912	Avg.	92%	100%	100%	1,759
Frame Shed	2003	48	C 100	1,266	Avg.	92%	100%	100%	1,165
Outbuilding Total									17,501

Acpt Land 60,900 **Accepted Bldg** 17,500 **Total** 78,400

PERRY
 Name: LAMOND JR,JOHN F & ELLEN LAMOND
 WAKELEY,KATHERINE
 Account: 356 Card: 1 of 1

Valuation Report

11/03/2015
 Page 510
 Map/Lot: 007-008
 Location: 140 LAMOND LN

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	50,287	100%		50,287
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.35						Land Total 54,187

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	111,204
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,820
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	111,448
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		82%	100% 100%	91,387

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1975	192	C 100	1,634	Ava.	82%	100%	100%	1,340
Frame Shed	1975	144	C 100	2,247	Ava.	82%	100%	100%	1,843
Outbuilding Total									3,183

Acpt Land 54,200 **Accepted Bldg** 94,600 **Total** 148,800

PERRY
 Name: LAMPRON,DONNA & DENNIS K

Valuation Report

11/03/2015

Page 511

Map/Lot: 014-027

Account: 158 Card: 1 of 1

Location: 1282 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug Well
 Street Semi-Improved

Sale Data
 Sale Date 04/01/1994
 Sale Price 1,500
 Sale Type Land & Buildings
 Financing Private Finance
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000	
0.84	Acres-Rear Land 2	450.00	378	100%		378	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 1.84					Land Total	14,178	
Acpt Land		14,200	Accepted Bldg		0	Total	14,200

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 04/03/2014
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Misc (Fract)	12,000.00	8,485	95%		8,061
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.50						Land Total 12,861

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	448 Sqft	Grade D 100	Base	70,136
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,283
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	None			Insulation	-551
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Poor	Typical	68,302
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	40%	90%	100%	24,589	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1900	192	D 100	3,325	Poor	40%	90%	100%	1,197
Frame Shed	1900	156	D 100	1,943	Poor	40%	90%	100%	699
Outbuilding Total									1,896

Acpt Land 12,900 **Accepted Bldg** 26,500 **Total** 39,400

Valuation Report

Account: 179 Card: 1 of 1

Location: 380 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 09/01/1992
Topography	Above Street	Sale Price 26,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
Total Acres 2.00			Land Total			29,000

Dwelling Description				Replacement Cost New		
Conventional	Two Story	546 Sqft	Grade C 100	Base		96,007
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-1,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,583
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1920	1993	Typical	Typical	Average				102,498
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnd)
None		None		65%	100%	100%		66,624

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
1 & 3/4 Storv Fr	1920	252	C 100	7,557	Ava.	65%	100%	100%	4,912	
Wood Deck	1920	516	C 100	4,378	Ava.	65%	100%	100%	2,846	
Wood Deck	1920	312	C 100	2,746	Ava.	65%	100%	100%	1,785	
Outbuilding Total										9,543

Acpt Land	29,000	Accepted Bldg	76,200	Total	105,200
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: LAPLANTE,VICTOR E & ALICE

Valuation Report

11/03/2015

Page 514

Map/Lot:

018-005+006

Account: 763 Card: 1 of 1

Location:

40 MARSHALL LN

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 03/13/2006
 Sale Price 163,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
12.70	Acres-Rear Land 2	450.00	5,715	100%		5,715
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.70						Land Total 23,715

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	896 Sqft	Grade B 100	Base	153,964
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	980
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Below Average	Typical	157,786
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						Value(Rcnld)
						130,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	1989	864	C 100	11,670	Avg.	87%	100%	100%	10,153
Open Frame Porch	1989	120	C 100	1,078	Avg.	87%	100%	100%	938
Wood Deck	1991	396	B 100	4,272	Avg-	83%	100%	100%	3,546
Wood Deck	1991	112	B 100	1,432	Avg-	83%	100%	100%	1,189
Bulkhead	1991	24	B 100	1,250	Avg-	83%	100%	100%	1,037
Frame Shed	1991	320	C 100	4,045	Avg.	88%	100%	100%	3,560
Outbuilding Total									20,423

Acpt Land

23,700

Accepted Bldg

151,400

Total

175,100

PERRY
 Name: LAROCHELLE,PHILLIP A

Valuation Report

11/03/2015

Page 515

Account: 876 Card: 1 of 1

Map/Lot: 005-005-001-005
 Location: OGDEN DRIVE

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 02/09/2006
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	70,711	90%	Unimproved	63,640
Total Acres 2.00				Land Total		63,640
Acpt Land		63,600	Accepted Bldg		0	Total
						63,600

PERRY
 Name: LARSON,GLEN G & FREDERICK A

Valuation Report

11/03/2015
 Page 516
 005-012-1
 BURBY RD

Account: 358 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 10 BURBY RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 01/01/1996
 Sale Price 4,200
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.23	Acres-Ocean/Cove	50,000.00	23,979	50%	Restrictio	11,990	
Total Acres 0.23						Land Total	11,990
Acpt Land		12,000	Accepted Bldg		0	Total	12,000

PERRY
Name: LARSON,GLEN GARY

Valuation Report

11/03/2015

Page 517

Map/Lot:

005-012

Account: 359 Card: 1 of 1

Location:

ISLAND

Neighborhood 22 ISLAND

Zoning/Use Shoreland.....
Topography Level
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Ocean/Cove	50,000.00	52,440	25%	Access	13,110
Total Acres 1.10				Land Total		13,110
Accpt Land		13,100	Accepted Bldg	0	Total	13,100

Valuation Report

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/31/2007
Sale Price 139,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
2.20	Acres-Rear Land 2	450.00	990	100%		990
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20						26,990

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	79,952
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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
1975	0	Typical	Typical	Average	Typical	79,952
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		82%	100% 100%	65,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1975	192	C 100	4,055	Avg.	82%	100%	100%	3,325
Wood Deck	1975	104	C 100	1,082	Avg.	82%	100%	100%	887
Frame Shed	1975	48	C 100	1,266	Avg.	82%	100%	100%	1,038
Wood Deck	1975	48	C 100	634	Avg.	82%	100%	100%	520
Outbuilding Total									5,770

Acpt Land 27,000 **Accepted Bldg** 71,300 **Total** 98,300

PERRY
 Name: LAWRENCE,KATHERINE C & WILLIAM

Valuation Report

11/03/2015

Page 519

Map/Lot:

015-058

Location:

POTTLE RD

Account: 643 Card: 1 of 1

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 05/20/2010
 Sale Price 34,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
39.00	Acres-Rear Land 2	450.00	17,550	100%		17,550
Total Acres 40.00				Land Total		28,350
Acpt Land		28,400	Accepted Bldg		0	Total
						28,400

PERRY
 Name: LAWRENCE,WILLIAM & KATHERINE

Valuation Report

11/03/2015

Page 520

Map/Lot:

015-060

Account: 360 Card: 1 of 1

Location:

POTTLE RD OFF

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Dug Well
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
23.00	Acres-Rear Land 2	450.00	10,350	100%		10,350
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 24.00					Land Total	24,150
Acpt Land		24,200	Accepted Bldg		0	Total
						24,200

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Lake	80,000.00	78,791	100%		78,791
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.97						83,591

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	572 Sqft	Grade D 110	Base	87,327
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,191
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	-1,804
Attic	None			Attic	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	Typical	Typical	Average	Typical	79,332
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	88%	100%	69,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991	128	E 100	1,042	Poor	67%	100%	100%	698
Frame Shed	2012	192	D 100	2,244	Avg-	90%	100%	100%	2,020
Outbuilding Total									2,718

Acpt Land 83,600 **Accepted Bldg** 72,500 **Total** 156,100

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 01/01/2013
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	20,000.00	20,000	100%		20,000
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.00						Land Total 34,100

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	998 Sqft	Grade D 110	Base	122,796
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,800
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	7,216
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,350
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	1920	Typical	Modern	Below Average	Typical	126,862
Functional Obsolescence						Value(Rcnd)
None			None	60%	95%	100%
						72,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition			Percent Good			Value Rcnd
				RCN	Cond	Phy	Func	Econ		
One Story Frame	2010	96	C 100	2,028	Good	95%	100%	100%	1,927	
One Story Frame	1993	528	C 110	12,266	Avg.	89%	100%	100%	10,917	
Unfin Basement	1993	528	C 110	5,626	Avg.	89%	100%	100%	5,007	
Stable w/Loft	1810	1064	D 100	11,278	Fair	50%	100%	100%	5,639	
Frame Shed	1810	625	E 100	3,581	Poor	40%	100%	100%	1,432	
Outbuilding Total									24,922	

Acpt Land	34,100	Accepted Bldg	97,200	Total	131,300
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: LEIGHTON SR,DOUGLAS G

Valuation Report

11/03/2015

Page 523

Map/Lot: 014-032

Account: 626 Card: 1 of 1

Location: 16 WOODMAN LN

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/21/2007
 Sale Price 3,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 CHECK RENOVATION
 Tran/Land/Bldg 5 0 0
 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-Lake	80,000.00	38,367	75%	Access	28,775
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23						34,775

Dwelling Description

Replacement Cost New

Conventional	One Story	616 Sqft	Grade C 100	Base	69,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,383
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
2010	0	Typical	Typical	Average	Typical	67,855
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
Incomplete		None		95%	70% 100%	45,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	2010	180	C 100	1,690	Avq.	95%	70%	100%	1,123
8Mobile Home	2010								1,500
Frame Shed	2010	48	E 100	633	Avq.	95%	100%	100%	601
Frame Shed	2010	80	E 100	796	Fair	85%	100%	100%	677
Outbuilding Total									3,901

Acpt Land 34,800 **Accepted Bldg** 49,000 **Total** 83,800

----- S O U N D V A L U E -----

PERRY
 Name: LEIGHTON, GERTRUDE

Valuation Report

11/03/2015

Page 524

Map/Lot: 010-044

Account: 368 Card: 1 of 1

Location: 452 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	30,000	100%		30,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	36,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1985	14X66	C 100	24,985	Ava.	40%	100%	100%	9,994
Frame Shed	1985	72	D 100	1,239	Fair	74%	100%	100%	917
Frame Garage	1985	1200	C 100	24,388	Ava.	86%	100%	100%	20,974
Outbuilding Total									31,885

Acpt Land	36,000	Accepted Bldg	31,900	Total	67,900
------------------	--------	----------------------	--------	--------------	--------

PERRY

Valuation Report

11/03/2015

Name: LEITER,SUSAN S & EDWARD H

Page 525

SUSAN A LEITER LIVING TRUST

Map/Lot:

016-025

Account: 716 Card: 1 of 1

Location:

12 HORSE LANDING RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 12/01/1998
Sale Price 160,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Ocean, Acres-Rear Land, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Shed, 2S Frame Garage, Finished Attic, Wood Deck.

Acpt Land

84,800

Accepted Bldg

120,800

Total

205,600

PERRY
 Name: LELAND (L/E),KENNETH A & LORRAINE M
 COMBS ET AL, BEVERLY A
 Account: 369 Card: 1 of 1

Valuation Report

11/03/2015
 Page 526
 Map/Lot: 010-053
 Location: 491 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	60,104	100%		60,104
1.50	Acres-Rear Land 1	3,000.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						70,604

Dwelling Description				Replacement Cost New		
Conventional	One Story	768 Sqft	Grade C 100	Base		77,765
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement		-861
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		5,822
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-768
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			81,958
1960	1989	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				76%	100%	100%		62,288

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	224	C 100	4,731	Avg.	76%	100%	100%	3,596
Unfin Basement	1960	224	C 100	3,719	Avg.	76%	100%	100%	2,826
Encl Frame Porch	1960	64	C 100	1,409	Avg.	76%	100%	100%	1,071
Wood Deck	1960	560	C 100	4,730	Avg.	76%	100%	100%	3,595
Frame Shed	1960	120	D 100	1,641	Poor	53%	100%	100%	870
Frame Garage	1960	638	C 100	14,840	Avg.	76%	100%	100%	11,278
Outbuilding Total									23,236

Acpt Land 70,600 **Accepted Bldg** 85,500 **Total** 156,100

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 03/13/2009
Sale Price 55,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
14.00	Acres-Rear Land 3(>100)	300.00	4,200	100%		4,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 115.00						Land Total 67,200

Dwelling Description

Replacement Cost New

Conventional	One Story	648 Sqft	Grade D 100	Base	54,250
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-7,173
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-840
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			
2009	0	Typical	Typical	Average	Typical	46,237			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		generator only		95%	85%	90%	33,696		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2010	120	D 100	884	Avg.	95%	85%	90%	644
One Story Frame	2010	288	D 100	4,988	Avg.	95%	85%	90%	3,635
						Outbuilding Total			4,279

Acpt Land 67,200 **Accepted Bldg** 38,000 **Total** 105,200

PERRY
Name: LERKE,TODD

Valuation Report

11/03/2015

Page 528

Map/Lot: 015-050

Account: 371 Card: 1 of 1

Location: 1962 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
47.00	Acres-Rear Land 2	450.00	21,150	100%		21,150
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 48.00						Land Total 45,950

Dwelling Description

Replacement Cost New

Conventional	Two Story	640 Sqft	Grade C 110	Base	114,134
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-2,225
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	704
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	Typical	Typical	Average	Typical	112,613	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	94,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	256	C 110	5,948	Avg.	84%	100%	100%	4,996
Encl Frame Porch	1980	128	C 110	2,269	Avg.	84%	100%	100%	1,906
Wood Deck	1980	128	C 110	1,401	Avg.	84%	100%	100%	1,177
Wood Deck	1980	184	C 110	1,894	Avg.	84%	100%	100%	1,591
Frame Garage	1980	896	D 100	15,763	Avg-	79%	80%	100%	9,962
Frame Shed	1980	360	E 100	2,227	Avg-	79%	100%	100%	1,759
Metal Garage	1993	1920	C 100	40,285	Avg.	89%	100%	100%	35,854
Outbuilding Total									57,245

Acpt Land 46,000 **Accepted Bldg** 151,800 **Total** 197,800

PERRY
Name: LESKO,RICHARD S

Valuation Report

11/03/2015

Page 529

Map/Lot: 018-010

Account: 26 Card: 1 of 1

Location: 6 DAGGETT RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/23/2007
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						29,000

Dwelling Description				Replacement Cost New		
Conventional	One Story	624 Sqft	Grade D 110	Base		62,857
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,754
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-889
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,352
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-563
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1955	Typical	Typical	Average	Typical	Value
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Rcnld
Incomplete	None	None	None	76%	85% 100%	37,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
						Percent Good			Rcnld
One Story Frame	1987	352	D 110	6,706	Avg.	76%	85%	100%	4,332
Encl Frame Porch	1987	120	D 110	1,786	Avg.	76%	85%	100%	1,153
Wood Deck	1987	168	D 110	1,438	Avg.	76%	85%	100%	929
Outbuilding Total									6,414

Acpt Land 29,000 **Accepted Bldg** 43,900 **Total** 72,900

PERRY
 Name: LEVER, MICHAEL & JENNIFER A

Valuation Report

11/03/2015

Page 530

Map/Lot: 009-054

Account: 117 Card: 1 of 1

Location: 14 JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/01/1997
 Sale Price 9,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	18,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	1975			----	SOUND	VALUE	----	200
Frame Shed	1989			----	SOUND	VALUE	----	500
Outbuilding Total								700
Acpt Land		18,000	Accepted Bldg		700	Total		18,700

PERRY
 Name: LEVESQUE,THOMAS A 1/2 & 1/2

Valuation Report

11/03/2015
 Page 531
 013-006-001
 SHORE RD

Account: 372 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 10/11/2013
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	30,000	90%	Unimproved	27,000
0.50	Acres-Rear Land 1	3,000.00	1,500	100%		1,500
Total Acres 1.50				Land Total		28,500
Acpt Land		28,500	Accepted Bldg		0	Total
						28,500

PERRY

Valuation Report

11/03/2015

Name: LEVINE,STEPHEN

Page 532

GOOD,MARY JANE & GEORGE GENDRON

Map/Lot:

013-050-012

Account: 1016 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	07/23/2004
Sale Price	155,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 THIS LOT HAS DEED RESTRICTIONS

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.36	Acres-Baselot (Fract)	30,000.00	46,087	50%	Restrictio	23,043	
Total Acres 2.36				Land Total		23,043	
Acpt Land		23,000	Accepted Bldg		0	Total	23,000

PERRY
 Name: LEVINE,STEPHEN:GOOD,MARY,JANE &

Valuation Report

11/03/2015
 Page 533
 013-050-010
 GIN COVE RD

Account: 810 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/23/2004
 Sale Price 155,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Ocean	85,000.00	93,113	75%	Unimproved	69,835
Total Acres 1.20			Land Total			69,835
Acpt Land		69,800	Accepted Bldg		0	Total
						69,800

PERRY
 Name: LEVINE,STEPHEN;GOOD,MARY JANE &

Valuation Report

11/03/2015
 Page 534
 013-050-009
 GIN COVE RD

Account: 757 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/23/2004
 Sale Price 155,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	98,027	75%	Unimproved	73,520
Total Acres 1.33						73,520
Acpt Land			73,500	Accepted Bldg		0
						Total
						73,500

PERRY
 Name: LINCOLN COVE & CANNON HILL HOLDINGS

Valuation Report

11/03/2015

Page 535

Map/Lot: 002-012

Account: 15 Card: 1 of 1

Location: CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Level
 Utilities NoneNone
 Street Gravel

Sale Data	
Sale Date	08/01/1999
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
2.00	Acres-Rear Land 2	450.00	900	100%		900
Total Acres 3.00					Land Total	11,700

Acpt Land	11,700	Accepted Bldg	0	Total	11,700
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: LINCOLN COVE & CANNON HILL HOLDINGS

Valuation Report

11/03/2015

Page 536

Map/Lot: 002-007

Account: 254 Card: 1 of 1

Location: LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 06/09/2004
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean/Cove	50,000.00	50,000	75%	Unimproved	37,500
Total Acres 1.00						37,500
Acpt Land			37,500	Accepted Bldg		0
						Total
						37,500

PERRY
 Name: LINCOLN COVE & CANNON HILL HOLDINGS

Valuation Report

11/03/2015

Page 537

Map/Lot:

002-006

Account: 504 Card: 1 of 1

Location:

LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 05/12/2004
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean/Cove	50,000.00	50,000	75%	Unimproved	37,500
Total Acres 1.00				Land Total		37,500
Acpt Land		37,500	Accepted Bldg		0	Total
						37,500

PERRY
 Name: LINCOLN COVE & CANNON HILL

Valuation Report

11/03/2015

Page 538

Map/Lot:

002-008

Account: 198 Card: 1 of 1

Location:

LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data	
Sale Date	04/23/2004
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	70,711	75%	Unimproved	53,033
Total Acres 2.00				Land Total		53,033
Accpt Land		53,000	Accepted Bldg		0	Total
						53,000

PERRY
 Name: LINCOLN COVE & CANNON HILL

Valuation Report

11/03/2015

Page 539

Map/Lot:

003-030

Account: 722 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 10/29/2003
 Sale Price 300,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
5.00	Acres-Rear Land 3(>100)	300.00	1,500	100%		1,500	
Total Acres 106.00					Land Total	57,300	
Acpt Land		57,300	Accepted Bldg		0	Total	57,300

PERRY
 Name: LINCOLN COVE & CANNON HILL

Valuation Report

11/03/2015

Page 540

Map/Lot:

002-004

Account: 723 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 10/29/2003
 Sale Price 300,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
15.00	Acres-Ocean/Cove	50,000.00	193,649	75%	Unimproved	145,237	
50.00	Acres-Rear Land 1	3,000.00	150,000	60%	View/Envir	90,000	
52.00	Acres-Rear Land 2	450.00	23,400	100%		23,400	
Total Acres 117.00						Land Total	258,637

Acpt Land 258,600 **Accepted Bldg** 0 **Total** 258,600

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 1 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.76	Acres-Ocean --	55,000.00	47,948	100%		47,948	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.76						Land Total	53,948

Dwelling Description

Replacement Cost New

Conventional	Two Story	576 Sqft	Grade D 100	Base	80,754
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-2,684
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	95% Forced Warm	Cooling	0% None	Heat	-137
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-945
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	80,268
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	52,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	240	D 100	4.157	Avg.	65%	100%	100%	2,702
Encl Frame Porch	1920	144	D 100	1.826	Avg.	65%	100%	100%	1,187
Frame Shed	1920	176	D 100	2.111	Avg.	65%	100%	100%	1,372
Outbuilding Total									5,261

Acpt Land	53,900	Accepted Bldg	57,400	Total	111,300
------------------	--------	----------------------	--------	--------------	---------

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Fract)	20,000.00	18,974	100%		18,974
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.90			Land Total			24,974

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	966 Sqft	Grade B 100	Base	114,423
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	1,751
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	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	2009	Typical	Typical	Average	Typical	123,674
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	101,413	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
One Story Frame	1975	352	B 100	9,292	Avq.	82%	100%	100%	7,619
Wood Deck	1975	241	B 100	2,722	Avq.	82%	100%	100%	2,232
Frame Shed	1975	80	E 100	796	Avq.	82%	100%	100%	653
Frame Shed	1975	64	E 100	714	Avq.	82%	100%	100%	585
Wood Deck	1975	80	E 100	445	Avq.	82%	100%	100%	365
						Outbuilding Total			11,454

Acpt Land	25,000	Accepted Bldg	112,900	Total	137,900
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: LINCOLN,DOROTHY M

Valuation Report

11/03/2015

Page 543

Map/Lot:

013-029

Account: 379 Card: 1 of 1

Location:

711 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.20	Acres-Baselot (Fract)	20,000.00	8,944	100%		8,944	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 0.20						Land Total	13,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Frame Shed	1971	605	D 100	5,706	Ava.	80%	100%	100%	4,565
Outbuilding Total									4,565
Acpt Land		13,700	Accepted Bldg		4,600	Total			18,300

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Septic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00					Land Total	23,000

Dwelling Description

Replacement Cost New

Conventional	One Story	766 Sqft	Grade D 100	Base	63,675
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-2,617
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
1932	0	Typical	Typical	Average	Typical	61,058
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		66%	100% 100%	40,298

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2009	248	D 100	2,698	Avq.	95%	80%	100%	2,050
Frame Garage	2008	768	E 100	8,524	Avq-	89%	75%	100%	5,690
Outbuilding Total									7,740

Acpt Land	23,000	Accepted Bldg	48,000	Total	71,000
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: LINCOLN,HERBERT
 SCHMOLZ,JAMES

Valuation Report

11/03/2015

Page 545

Account: 990 Card: 1 of 1

Map/Lot:
 Location:

003-013-001
 LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.53	Acres-Rear Land 2	450.00	239	100%		238
Total Acres 1.53					Land Total	12,238
Acpt Land		12,200	Accepted Bldg		0	Total
						12,200

PERRY

Valuation Report

11/03/2015

Name: LINDEMANIS,ARTHUR & MEGAN

Page 546

TRUSTEES REVOCABLE TRUST UAD

Map/Lot:

005-069

Account: 387 Card: 1 of 1

Location:

4 EAST BAY LN

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 12/20/2011
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Ocean, Acres-Rear Land, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Dwelling Condition, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Open Frame Porch, Encl Frame Porch, Wood Deck.

Acpt Land

62,800

Accepted Bldg

142,200

Total

205,000

PERRY
Name: LINDEN,LEATRICE

Valuation Report

11/03/2015

Page 547

Map/Lot:

011-007-001

Account: 388 Card: 1 of 1

Location:

938 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 2012
Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
5.00	Acres-Softwood	119.00	595	100%		595
40.00	Acres-Mixed Wood	126.00	5,040	100%		5,040
3.00	Acres-Wasteland	120.00	360	100%		360
Total Acres 50.00					Land Total	24,445

Dwelling Description

Replacement Cost New

Seasonal	One Story	1,500 Sqft	Grade D 100	Base	81,201
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,943
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	615
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Inadeq.	65,113
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	95%	100%
						56,290

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1975	84	E 100	816	Fair	70%	100%	100%	571
Outbuilding Total									571

Acpt Land 24,400 **Accepted Bldg** 56,900 **Total** 81,300

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/07/2005
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 7 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						18,450

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	667 Sqft	Grade C 100	Base	103,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-67
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,450
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	Floor & Stairs			Attic	1,167
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2000	Typical	Typical	Good	Typical	110,317
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	82,738	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1850	294	C 100	6,209	Good	75%	100%	100%	4,657
Frame Shed	2000	196	C 110	3,056	Ava.	91%	100%	100%	2,781
Frame Garage	2000	528	C 110	14,268	Ava.	91%	100%	100%	12,984
Unfinished Attic	2000	528	C 110	1,971	Ava.	91%	100%	100%	1,794
Frame Shed	1850	216	D 100	2,446	Ava.	65%	100%	100%	1,590
Frame Shed	1850	504	D 100	4,859	Ava.	65%	100%	100%	3,158
Outbuilding Total									26,964

Acpt Land

18,500

Accepted Bldg

109,700

Total

128,200

PERRY
 Name: LITTLE RIVER VETERINARY CLINIC

Valuation Report

11/03/2015

Page 549

Map/Lot:

006-021-003

Account: 969 Card: 1 of 1

Location:

1074 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 01/27/2005
 Sale Price 104,250
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 6
 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-Baslot (Fract)	20,000.00	34,641	100%		34,641
0.44	Acres-Rear Land 2	450.00	198	100%		198
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.44						Land Total 40,839

Commercial Description

Occupancy Type	Veterinary Hosp.					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	1993					
Remodeled	0					
Base Cost/Sqft		54.69				
Heat-Cool/Sqft	+	6.41				
Total		61.10				
Size Factor	X	1.039				
Adjusted Cost/Sqft		63.48				
Total Square Feet	X	2,160				
Replacement Cost		137,117				
Condition	Good					
% Good Physical	X	.83				
Functional	X	1.00				
Subtotal		113,807				
Economic Factor	X 1.00					
Total Value						113,807

Acpt Land	40,800	Accepted Bldg	113,800	Total	154,600
------------------	--------	----------------------	---------	--------------	---------

Account: 986 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 17 ROUTE 190

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 4 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						37,800

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade B 100	Base	167,633
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,654
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,260
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	177,547
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	89%	95%	150,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	288	B 100	2,970	Avg.	89%	95%	100%	2,511
One Story Frame	1995	120	B 100	3,168	Avg.	89%	95%	100%	2,679
One Story Frame	1995	48	B 100	1,268	Avg.	89%	95%	100%	1,073
Open Frame Porch	1995	32	B 100	496	Avg.	89%	95%	100%	419
Frame Garage	1995	896	C 100	19,223	Avg.	89%	100%	100%	17,108
Unfinished Attic	1995	896	C 100	2,344	Avg.	89%	100%	100%	2,086
Frame Shed	1995	96	D 100	1,440	Avg.	89%	100%	100%	1,282
Outbuilding Total									27,158

Acpt Land

37,800

Accepted Bldg

177,300

Total

215,100

PERRY
Name: LOPER,DAWN

Valuation Report

11/03/2015

Page 551

Map/Lot:

016-049-001

Account: 1063 Card: 1 of 1

Location:

93 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/01/1999
Sale Price 70,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Ocean --	55,000.00	116,673	100%		116,673
11.25	Acres-Rear Land 2	450.00	5,063	100%		5,063
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.75						Land Total 127,736

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	464 Sqft	Grade C 100	Base	86,816
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,606
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	1,044
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-348
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	85,906
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	55,839	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 Story Fr	1920	306	C 100	8,788	Avg.	65%	100%	100%	5,712
Encl Frame Porch	1920	42	C 100	1,184	Avg.	65%	100%	100%	770
Open Frame Porch	1920	66	C 100	660	Avg.	65%	100%	100%	429
One Story Frame	1920	48	C 100	1,014	Avg.	65%	100%	100%	659
Open Frame Porch	1920	32	C 100	397	Avg.	65%	100%	100%	258
Frame Shed	1920	480	D 100	4,658	Avg.	65%	100%	100%	3,028
Frame Shed	1920	210	D 100	2,395	Avg.	65%	100%	100%	1,557
Frame Shed	1920	396	E 100	2,411	Poor	40%	100%	100%	964
Frame Garage	1920	640	D 110	13,416	Avg.	65%	100%	100%	8,720
Frame Shed	1920	112	D 100	1,574	Fair	50%	100%	100%	787
Outbuilding Total									22,884

Acpt Land

127,700

Accepted Bldg

78,700

Total

206,400

PERRY
 Name: LORANGER,LIONEL & LYNDA L

Valuation Report

11/03/2015

Page 552

Map/Lot:

001-003-00A-013

Location:

BIRCH PT

Account: 389 Card: 1 of 1

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 03/01/1989
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	61,237	90%	Unimproved	55,114
9.20	Acres-Rear Land 1	3,000.00	27,600	60%	View/Envir	16,560
Total Acres 10.70					Land Total	71,674
Acpt Land		71,700	Accepted Bldg		0	Total
						71,700

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	2012	Sale Date 04/01/1995
Zoning/Use	Residential .	Sale Price 50,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Semi-Improved	Verified Public Record
		Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	50,000.00	50,000	100%		50,000
13.00	Acres-Softwood	119.00	1,547	100%		1,547
8.00	Acres-Mixed Wood	126.00	1,008	100%		1,008
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 22.00						Land Total 58,555

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	567 Sqft	Grade D 110	Base		86,961
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-2,358
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		4,510
Insulation	Minimal			Insulation		-895
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	1920	Typical	Typical	Below Average	Typical	88,218			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		60%	95%	100%	50,284		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1840	175	D 110	1,355	Avq-	60%	95%	100%	772
Open Frame Porch	1840	175	D 110	1,355	Avq-	60%	95%	100%	772
One Story Frame	1840	150	D 110	2,858	Avq-	60%	95%	100%	1,629
Frame Garage	1840	240	D 100	6,624	Fair	50%	100%	100%	3,312
Outbuilding Total									6,485

Acpt Land	58,600	Accepted Bldg	56,800	Total	115,400
------------------	--------	----------------------	--------	--------------	---------

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	2012	Sale Date 05/01/1999
Zoning/Use	Residential .	Sale Price 60,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Semi-Improved	Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
3.00	Acres-Rear Land 4	1,000.00	3,000	100%		3,000
28.00	Acres-Mixed Wood	126.00	3,528	100%		3,528
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 32.00						Land Total 62,528

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	575 Sqft	Grade C 110	Base		104,672
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,265
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	2003	Typical	Typical	Average	Typical	103,407
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						67,215

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1830	525	C 110	18,053	Avg.	65%	100%	100%	11,734
Unfin Basement	1830	525	C 110	5,611	Avg.	65%	100%	100%	3,647
Wood Deck	1830	426	C 110	4,024	Avg.	65%	100%	100%	2,616
One Story Frame	1830	90	C 110	2,091	Avg.	65%	100%	100%	1,359
Stable w/Loft	1830	899	D 100	9,868	Avg-	60%	100%	100%	5,921
Frame Shed	1830	612	D 100	5,765	Avg-	60%	100%	100%	3,459
Outbuilding Total									28,736

Acpt Land	62,500	Accepted Bldg	96,000	Total	158,500
------------------	--------	----------------------	--------	--------------	---------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeNone
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Lake	80,000.00	53,666	100%		53,666
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.45						55,166

Dwelling Description				Replacement Cost New		
Conventional	One Story	540 Sqft	Grade E 100	Base		32,487
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-1,286
Rooms	4					
Bedrooms	2	Add Fixtures	1			
Baths	0	Half Baths	0	Plumbing		-2,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,500
Insulation	None			Insulation		-270
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total			
Built	Renovated	Kitchens	Baths	Condition	Layout		Total			
1980	0	Obsolete	Obsolete	Poor	Typical		28,191			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None		62%	90%	100%	15,731				
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1950	700	E 100	3,964	Avq.	73%	100%	100%	2,894	
Outbuilding Total									2,894	
Acpt Land			55,200	Accepted Bldg			18,600	Total		73,800

Neighborhood 2 JOHNSON RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 B 1629 P 290 COASTAL CONSERVATION
Reference 2 OPEN SPACE
Tran/Land/Bldg 0 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Fract)	80,000.00	97,980	100%		97,980
3.50	Acres-Rear Land 1	3,000.00	10,500	100%		10,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	Acres-Open Space	25,000.00	35,355	5%	Restrictio	1,768
5.00	Acres-Open Space/Ocean	55,000.00	122,984	5%	Restrictio	6,149
2.00	Acres-Open Space/Ocean	85,000.00	120,208	5%	Restrictio	6,010
Total Acres 14.00						Land Total 128,407

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	864 Sqft	Grade C 100	Base	85,645
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-1,365
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,206
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			90,486
1974	2004	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				82%	100%	100%		74,199

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1974	480	A 100	20,679	Avq.	82%	100%	100%	16,957
Encl Frame Porch	1974	128	A 100	3,094	Avq.	82%	100%	100%	2,537
One Story Frame	1974	144	A 100	4,562	Avq.	82%	100%	100%	3,741
Open Frame Porch	1974	192	C 100	1,634	Avq.	82%	100%	100%	1,340
Frame Shed	1974	180	E 100	1,308	Avq.	82%	100%	100%	1,073
Frame Garage	2014	676	D 110	13,968	Avq.	95%	100%	100%	13,270
Outbuilding Total									38,918

Acpt Land	128,400	Accepted Bldg	113,100	Total	241,500
------------------	---------	----------------------	---------	--------------	---------

Account: 401 Card: 2 of 3

Neighborhood 20 GIN COVE RD

Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00			Land Total			30,000

Commercial Description

Occupancy Type	Service Garage..	Storage Garage..	Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.			
Class & Quality	Frame.....Good	Frame.....Avg.				
# Dwelling Units	0	0				
Exterior	Wood Siding	Wood Siding				
Stories & Height	1 STORY @ 9'	1 STORY @ 8'				
Heating/Cooling	Forced Warm Air	Forced Warm Air				
Built	1976	1976				
Remodeled	0	0				
Base Cost/Sqft	28.58			20.98		
Heat-Cool/Sqft	+	3.05		3.05		
Total		31.63		24.03		
Size Factor	X	1.105		1.205		
Adjusted Cost/Sqft		34.95		28.96		
Total Square Feet	X	1,500		780		
Replacement Cost		52,425		22,589		
Condition	Good	Good				
% Good Physical	X	.71		.71		
Functional	X	1.00		1.00		
Subtotal		37,222		16,038		
Economic Factor	X 1.00		Total Value		53,260	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Unfinished Attic	1976	900	D 100	1,927	Avg.	82%	100%	100%		1,580
Outbuilding Total										1,580

Acpt Land 30,000 **Accepted Bldg** 54,800 **Total** 84,800

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2 OPEN SPACE
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	400 Sqft	Grade E 100	Base	28,560
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-316
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Obsolete	Obsolete	Average	Typical	22,844
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	90%	100%
Accpt Land		0	Accepted Bldg		18,300	Total
						18,300

PERRY
Name: LORING,WALTER & PLACHY,SUSAN

Valuation Report

11/03/2015

Page 559

Map/Lot:

013-041

Account: 401

Location:

414 GIN COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	128,400	113,100	241,500	128,400	113,100	241,500
2	30,000	54,800	84,800	30,000	54,800	84,800
3	0	18,300	18,300	0	18,300	18,300
TOTAL	158,400	186,200	344,600	158,400	186,200	344,600

PERRY
Name: LORINGWOOD INC

Valuation Report

11/03/2015

Page 560

Map/Lot: 013-006

Account: 402 Card: 1 of 1

Location: 647 SHORE RD

Neighborhood 19 SHORE RD
Tree Growth 2012
Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	80,000.00	80,000	100%		80,000
23.00	Acres-Rear Land 1	3,000.00	69,000	100%		69,000
56.00	Acres-Mixed Wood	126.00	7,056	100%		7,056
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 80.00						Land Total 160,856

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,026 Sqft	Grade C 100	Base	133,746
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,083
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,838
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,796
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	1970	Typical	Typical	Average	Typical	125,029			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	65%	100%	100%	81,269				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
One Story Frame	1870	192	C 100	4,055	Avg.	65%	100%	100%	2,636
Frame Shed	1870	504	C 100	5,926	Avg.	65%	100%	100%	3,852
Patio	1870	168	C 100	1,760	Avg.	65%	100%	100%	1,144
Outbuilding Total									7,632

Acpt Land 160,900 **Accepted Bldg** 88,900 **Total** 249,800

PERRY
 Name: LORINGWOOD INC

Valuation Report

11/03/2015
 Page 561
 013-001
 US RTE ONE

Account: 403 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Tree Growth 2013
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.00	Acres-Mixed Wood	126.00	2,268	100%		2,268
Total Acres 18.00				Land Total		2,268
Acpt Land		2,300	Accepted Bldg		0	Total
						2,300

Neighborhood 19 SHORE RD
Tree Growth 2012
Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	50,000.00	50,000	100%		50,000
2.00	Acres-Rear Land 4	1,000.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
33.00	Acres-Softwood	119.00	3,927	100%		3,927
Total Acres 36.00						Land Total 61,927

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	690 Sqft	Grade C 100	Base	104,946
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,194
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,635
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1995	Typical	Typical	Average	Typical	100,082
Functional Obsolescence						Value(Rcnld)
None		None		65%	100%	65,053

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1900	280	C 100	5,914	Ava.	Phy 65%	Func 100%	Econ 100%	3,844
Outbuilding Total									3,844

Acpt Land	61,900	Accepted Bldg	68,900	Total	130,800
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: LOVE,WILLIAM & MONA K

Valuation Report

11/03/2015

Page 563

Map/Lot:

014-025

Location:

SOUTH MEADOW RD

Account: 130 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/14/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
13.76	Acres-Rear Land 2	450.00	6,192	100%		6,192
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 14.76			Land Total			22,992
Acpt Land		23,000	Accepted Bldg		0	Total
						23,000

PERRY
 Name: LOVE,WILLIAM D & MONA INGRID

Valuation Report

11/03/2015
 Page 564
 014-025-007
 5 COOK RD

Account: 995 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/17/2003
 Sale Price 29,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.12	Acres-Rear Land 2	450.00	54	100%		54
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.12						18,054

Dwelling Description

Replacement Cost New

Conventional	One Story	256 Sqft	Grade D 100	Base	40,214
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-2,236
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-332
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-210
Unfin. Living Area	50%			Unfinished	-630

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	Typical	Typical	Average	Inadeq.	35,166			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	48%	100%	16,036		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2014	60	D 100	599	Avq.	95%	48%	100%	273
Outbuilding Total									273
Acpt Land		18,100	Accepted Bldg		16,300	Total		34,400	

PERRY
 Name: LUCY,WILLIAM T
 LIFE ESTATE

Valuation Report

11/03/2015

Page 565

Map/Lot: 017-005

Account: 69 Card: 1 of 1

Location: 27 LUPINE WAY

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Sale Data
 Sale Date 11/20/2002
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	80,000	100%		80,000
0.65	Acres-Rear Land 2	450.00	293	100%		293
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.65						85,093

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	280 Sqft	Grade D 100	Base	59,085
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-773
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	Minimal			Insulation	-344
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	59,313
Functional Obsolescence						Value(Rcnld)
None		None		73%	100%	43,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	532	D 100	9,214	Avg.	73%	100%	100%	6,726
Encl Frame Porch	1950	340	D 100	3,469	Avg.	73%	100%	100%	2,532
Outbuilding Total									9,258

Acpt Land 85,100 **Accepted Bldg** 52,600 **Total** 137,700

PERRY
Name: LYMAN,BETTY R

Valuation Report

11/03/2015

Page 566

Map/Lot: 013-039

Account: 407 Card: 1 of 1

Location: 444 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean	85,000.00	120,208	100%		120,208
2.00	Acres-Ocean ---	25,000.00	35,355	100%		35,355
1.00	Acres-Baselot (Fract)	80,000.00	80,000	50%	Size/Shape	40,000
8.00	Acres-Rear Land 1	3,000.00	24,000	100%		24,000
2.00	# -Lot Improvements	3,000.00	6,000	80%		4,800
Total Acres 13.00						Land Total 224,363

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	330 Sqft	Grade C 100	Base	77,130
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,258
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Typical	Typical	Average	Typical	Value(Rcnd)
None				65%	100%	53,217
Functional Obsolescence Economic Obsolescence						
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Two Story Frame	1980	240	C 100	7,502	Ava.	65%	100%	100%	4,876
One Story Frame	1980	96	C 100	2,028	Ava.	65%	100%	100%	1,318
Unfin Basement	1980	240	C 100	3,793	Ava.	65%	100%	100%	2,465
Unfin Basement	1980	96	C 100	3,132	Ava.	65%	100%	100%	2,036
Open Frame Porch	1980	310	C 100	2,546	Ava.	65%	100%	100%	1,655
Frame Shed	1900	252	E 100	1,675	Poor	40%	100%	100%	670
Frame Garage	1980	400	C 100	10,796	Ava.	65%	100%	100%	7,017
Frame Shed	1900	820	D 100	7,507	Poor	40%	100%	100%	3,003
Outbuilding Total									23,040

Acpt Land 224,400 **Accepted Bldg** 76,300 **Total** 300,700

PERRY
 Name: MACLAUGHLIN,BRIAN S

Valuation Report

11/03/2015

Page 567

Map/Lot: 011-029-001

Account: 1010 Card: 1 of 1

Location: 818 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/20/2007
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.71	Acres-Rear Land 2	450.00	320	100%		320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.71						Land Total 18,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14Mobile Home	1999	14X64	C 100	24,368	Avg.	71%	100%	100%	17,253	
Encl Frame Porch	1999	100	C 100	1,777	Avg.	91%	100%	100%	1,617	
Wood Deck	1999	56	D 100	572	Avg.	91%	100%	100%	521	
Open Frame Porch	1995	40	E 100	230	Avg.	89%	100%	100%	205	
Frame Shed	1950	48	E 100	633	Fair	59%	100%	100%	373	
Frame Shed	1950	140	E 100	1,103	Fair	59%	100%	100%	651	
Frame Garage	1950	360	E 100	5,058	Poor	49%	100%	100%	2,478	
Outbuilding Total									23,098	
Acpt Land		18,300		Accepted Bldg		23,100		Total		41,400

PERRY
 Name: MACMASTER,CHARLES M & PAMELA J

Valuation Report

11/03/2015

Page 568

Account: 875 Card: 1 of 1

Map/Lot: 005-005-001-004
 Location: OGDEN DRIVE

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	08/10/2006
Sale Price	72,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.02	Acres-Ocean/Cove	50,000.00	71,063	90%	Unimproved	63,957	
Total Acres 2.02				Land Total		63,957	
Acpt Land		64,000	Accepted Bldg		0	Total	64,000

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/30/2003
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	95%		11,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						Land Total 17,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade B 100	Base	135,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,639
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	145,609
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	126,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1989	576	C 100	13,786	Avg.	87%	100%	100%	11,994
Wood Deck	1984	128	C 100	1,274	Avg.	85%	100%	100%	1,083
Stable w/Loft	2011	1280	C 100	16,004	Avg.	95%	100%	100%	15,204
Wood Deck	2012	396	C 100	3,418	Avg.	95%	100%	100%	3,247
Outbuilding Total									31,528

Acpt Land 17,400 **Accepted Bldg** 158,200 **Total** 175,600

PERRY
 Name: MACNICHOL,STANLEY A & HOLLY

Valuation Report

11/03/2015

Page 570

Map/Lot:

013-047

Account: 341 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	01/26/2004
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B2840P075

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.00	Acres-Rear Land 2	450.00	7,200	100%		7,200
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	Unimproved	27,000
Total Acres 17.00					Land Total	34,200

Acpt Land	34,200	Accepted Bldg	0	Total	34,200
------------------	--------	----------------------	---	--------------	--------

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850
4.00	Acres-Wasteland	120.00	480	100%		480
Total Acres 18.00						56,330

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,556 Sqft	Grade C 100	Base		115,873
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-4,446
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	1989	Typical	Typical	Average	Typical	Value(Rcnd)
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	74%	95%	100%	78,333	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1955	288	C 100	2,554	Avg.	74%	95%	100%	1,795
Frame Garage	1955	680	D 110	14,029	Avg.	74%	100%	100%	10,381
Frame Shed	1955	224	E 100	1,532	Avg.	74%	100%	100%	1,134
Open Frame Porch	1955	24	C 100	336	Avg.	74%	95%	100%	237
Outbuilding Total									13,547

Acpt Land	56,300	Accepted Bldg	91,900	Total	148,200
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: MAHAR,STEPHEN A & ERIN M

Valuation Report

11/03/2015
 Page 572
 005-005
 US RTE ONE

Account: 642 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Sale Data	
Sale Date	07/23/2011
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
99.00	Acres-Rear Land 2	450.00	44,550	100%		44,550
Total Acres 100.00					Land Total	62,550

Acpt Land	62,600	Accepted Bldg	0	Total	62,600
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: MAINE COAST HERITAGE

Valuation Report

11/03/2015

Page 573

Map/Lot:

001-005

Account: 560 Card: 1 of 1

Location:

BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data	
Sale Date	10/20/2014
Sale Price	180,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Ocean	85,000.00	190,066	5%	Restrictio	9,503	
5.00	Acres-Ocean/Cove	50,000.00	111,803	5%	Restrictio	5,590	
30.00	Acres-Rear Land 1	3,000.00	90,000	5%	Restrictio	4,500	
Total Acres 40.00					Land Total	19,593	
Acpt Land		19,600	Accepted Bldg		0	Total	19,600

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

11/03/2015
 Page 574
 001-004+004-1
 BIRCH PT RD

Account: 680 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data	
Sale Date	12/10/2013
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
11.00	Acres-Ocean	85,000.00	281,913	5%	Restrictio	14,096	
49.00	Acres-Rear Land 1	3,000.00	147,000	5%	Restrictio	7,350	
Total Acres 60.00					Land Total	21,446	
Acpt Land		21,400	Accepted Bldg		0	Total	21,400

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

11/03/2015

Page 575

Map/Lot:

005-002

Account: 717 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data	
Sale Date	06/15/2012
Sale Price	120,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 OPEN SPACE

Reference 2

Tran/Land/Bldg 0 5 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-Ocean/Cove	50,000.00	86,603	5%	Restrictio	4,330
10.00	Acres-Rear Land 1	3,000.00	30,000	5%	Restrictio	1,500
Total Acres 13.00					Land Total	5,830

Acpt Land	5,800	Accepted Bldg	0	Total	5,800
------------------	-------	----------------------	---	--------------	-------

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

11/03/2015

Page 576

Map/Lot:

005-010

Account: 847 Card: 1 of 1

Location:

BURBY RD

Neighborhood 10 BURBY RD
 Tree Growth 1993
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2006

Sale Data
 Sale Date 08/12/2011
 Sale Price 500,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 5 0
 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-Ocean/Cove	50,000.00	50,000	25%	Restrictio	12,500
0.62	Acres-Ocean/Cove	50,000.00	39,370	25%	Restrictio	9,843
3.05	Acres-Rear Land 1	3,000.00	9,150	25%	Restrictio	2,288
73.00	Acres-Rear Land 2	450.00	32,850	25%	Restrictio	8,213
Total Acres 77.67			Land Total			32,844
Acpt Land		32,800	Accepted Bldg		0	Total
						32,800

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

11/03/2015
 Page 577
 005-010-002
 BURBY RD

Account: 1064 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 10 BURBY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled Well
 Street Gravel

Sale Data	
Sale Date	12/15/2010
Sale Price	450,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
16.00	Acres-Open Space/Ocean	80,000.00	320,000	5%	Restrictio	16,000	
Total Acres 16.00						Land Total	16,000
Acpt Land		16,000	Accepted Bldg		0	Total	16,000

PERRY
 Name: MAINE MARITIME ACADEMY

Valuation Report

11/03/2015

Page 578

Map/Lot:

002-003

Account: 318 Card: 1 of 1

Location:

BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data	
Sale Date	08/01/1991
Sale Price	67,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 41 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean/Cove	50,000.00	100,000	100%		100,000
3.00	Acres-Rear Land 1	3,000.00	9,000	100%		9,000
Total Acres 7.00					Land Total	109,000

Acpt Land	109,000	Accepted Bldg	0	Total	109,000
------------------	---------	----------------------	---	--------------	---------

PERRY
 Name: MAINE STATE HOUSING AUTHORITY

Valuation Report

11/03/2015

Page 579

Map/Lot:

012-029-001

Account: 1022 Card: 1 of 1

Location:

1714 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.82	Acres-Baselot (Fract)	20,000.00	18,111	100%		18,111	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.82						Land Total	24,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1990	14X68	C 100	25,603	Avg-	42%	100%	100%	10,753
Wood Deck	1990	112	C 100	1,146	Avg.	88%	100%	100%	1,008
Frame Shed	1990	80	C 100	1,593	Avg.	88%	100%	100%	1,402
Outbuilding Total									13,163

Acpt Land 24,100 **Accepted Bldg** 13,200 **Total** 37,300

PERRY
Name: MAINE STATE OF

Valuation Report

11/03/2015

Page 580

Map/Lot:

008-028

Account: 988 Card: 1 of 1

Location:

TRACKS

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.65	Acres-Rear Land 2	450.00	15,593	100%		15,593
Total Acres 34.65				Land Total		15,593
Acpt Land		15,600	Accepted Bldg		0	Total
						15,600

PERRY
 Name: MAINE, STATE OF

Valuation Report

11/03/2015

Page 581

Map/Lot: 003-004

Account: 33 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 12/01/1997
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 41 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.60	Acres-Ocean -	75,000.00	219,943	90%	Unimproved	197,949
12.40	Acres-Rear Land 1	3,000.00	37,200	60%	View/Envir	22,320
Total Acres 21.00					Land Total	220,269
Acpt Land		220,300	Accepted Bldg		0	Total
						220,300

PERRY
Name: MAINE, STATE OF

Valuation Report

11/03/2015
Page 582
007-018
GLEASON RD

Account: 178 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 18 GLEASON PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.00	Acres-Ocean/Cove	50,000.00	254,951	100%		254,951
107.00	Acres-Rear Land 2	450.00	48,150	100%		48,150
Total Acres 133.00				Land Total		303,101
Acpt Land		303,100	Accepted Bldg		0	Total
						303,100

PERRY
 Name: MAINE, STATE OF
 SAND SHED

Valuation Report

11/03/2015
 Page 583
 018-001-001
 US RTE ONE

Account: 1078 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 07/01/1999
 Sale Price 8,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 SALT SHED

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Fract)	30,000.00	28,461	100%		28,460
Total Acres 0.90						28,460
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
Commercial Prop.	0									115,000
----- S O U N D V A L U E -----										115,000
Outbuilding Total										115,000

Acpt Land	28,500	Accepted Bldg	115,000	Total	143,500
------------------	--------	----------------------	---------	--------------	---------

PERRY
Name: MAINE,STATE OF

Valuation Report

11/03/2015
Page 584
018-020
GOLDING RD

Account: 419 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00					Land Total	11,250	
Acpt Land		11,300	Accepted Bldg		0	Total	11,300

PERRY
Name: MAINE,STATE OF

Valuation Report

11/03/2015
Page 585
018-024
GOLDING RD

Account: 420 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Misc (Fract)	12,000.00	5,879	100%		5,879
Total Acres 0.24				Land Total		5,879
Accpt Land		5,900	Accepted Bldg		0	Total
						5,900

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 07/15/2013
Topography	Rolling	Sale Price 25,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Baselot (Fract)	20,000.00	19,391	100%		19,391
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.94			Land Total			25,391

Dwelling Description				Replacement Cost New		
Conventional	One Story	720 Sqft	Grade D 100	Base		61,559
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,085
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,325
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-590
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1980	0	Typical	Typical	Average	Typical	52,559				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	84%	100%	100%	44,150					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1980	96	D 100	1,424	Avq.	84%	100%	100%	1,196	
Frame Shed	1980	80	E 100	796	Avq-	79%	100%	100%	629	
Outbuilding Total									1,825	
Acpt Land		25,400		Accepted Bldg		46,000		Total		71,400

PERRY
 Name: MALLOCH,CHRISTIAN A

Valuation Report

11/03/2015

Page 587

Map/Lot:

014-030+031

Account: 421 Card: 1 of 1

Location:

18 WOODMAN LN

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Data
 Sale Date 01/18/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	94,657	75%	Access	70,993
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.40						Land Total 75,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
10Mobile Home	1960	10X54	D 100	13,289	Poor	10%	100%	100%	1,329
Outbuilding Total									1,329
Acpt Land		75,500		Accepted Bldg		1,300		Total 76,800	

Valuation Report

Account: 412 Card: 1 of 1

Location: 816 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 04/01/2002
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.90	Acres-Baselot (Fract)	20,000.00	27,568	100%		27,568	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.90						Land Total	33,568

Commercial Description

Occupancy Type	Fast Food Rest..					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	NONE					
Built	1968					
Remodeled	2011					
Base Cost/Sqft		66.33				
Heat-Cool/Sqft	+	0.00				
Total		66.33				
Size Factor	X	1.203				
Adjusted Cost/Sqft		79.79				
Total Square Feet	X	1,138				
Replacement Cost		90,801				
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal		63,561				
Economic Factor	X 1.00					
			Total Value		63,561	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfinished Attic	1968	544	C 100	1,816	Avq.	79%	100%	100%	1,435
Open Frame Porch	1968	256	C 100	2,129	Avq.	79%	100%	100%	1,682
Walk-In Cooler	1970	54	C 100	7,012	Avq.	80%	100%	100%	5,610
Outbuilding Total									8,727

Acpt Land 33,600 **Accepted Bldg** 72,300 **Total** 105,900

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						22,050

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade B 100	Base	111,532
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,914
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	124,696
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	104,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Wood Deck	1980	384	B 100	4,152	Avg.	84%	100%	100%	3,488	
Encl Frame Porch	1980	35	B 100	1,391	Avg.	84%	100%	100%	1,168	
Bulkhead	1980	30	B 100	1,328	Avg.	84%	100%	100%	1,116	
Wood Deck	1980	110	B 100	1,412	Avg.	84%	100%	100%	1,186	
Frame Garage	1980	624	B 100	18,252	Avg.	84%	100%	100%	15,332	
Outbuilding Total									22,290	

Acpt Land	22,100	Accepted Bldg	127,000	Total	149,100
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: MALONEY,WILLIAM A & HAMEL,JOANNE P

Valuation Report

11/03/2015

Page 590

Map/Lot:

013-016

Account: 424 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
27.00	Acres-Rear Land 2	450.00	12,150	100%		12,150
Total Acres 28.00					Land Total	30,150
Acpt Land		30,200	Accepted Bldg		0	Total
						30,200

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Level
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 10.00						Land Total 28,850

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	360 Sqft	Grade D 110	Base	70,782
Exterior	Wood 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 1/2 Bmt	Basement	-1,436
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-770
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	2003	Typical	Typical	Average	Typical	68,576
Functional Obsolescence						Value(Rcnld)
None						44,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1920	288	D 110	5,487	Ava.	Phy 65%	Func 100%	Econ 100%	3,567
Outbuilding Total									3,567

Acpt Land	28,900	Accepted Bldg	48,100	Total	77,000
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: MALONEY,WILLIAM A & HAMEL,JOANNE P

Valuation Report

11/03/2015
 Page 592
 013-021-001
 SHORE RD

Account: 1038 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
17.00	Acres-Rear Land 2	450.00	7,650	100%		7,650
Total Acres 18.00					Land Total	25,650
Acpt Land		25,700	Accepted Bldg		0	Total
						25,700

PERRY
 Name: MANGINI,CHARLES

Valuation Report

11/03/2015

Page 593

Map/Lot:

009-019

Account: 430 Card: 1 of 1

Location:

312 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug Well
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000
49.00	Acres-Rear Land 2	450.00	22,050	100%		22,050
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 50.00					Land Total	35,850

Acpt Land	35,900	Accepted Bldg	0	Total	35,900
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: MANGINI,CHARLES

Valuation Report

11/03/2015

Page 594

Map/Lot:

009-020

Account: 603 Card: 1 of 1

Location:

312 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Dug WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.17	Acres-Misc (Fract)	12,000.00	4,948	100%		4,948	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 0.17				Land Total		9,748	
Acpt Land		9,700	Accepted Bldg		0	Total	9,700

PERRY
 Name: MANGINI,CHARLES & GEIGER,MARTHA

Valuation Report

11/03/2015

Page 595

Map/Lot:

012-002

Account: 429 Card: 1 of 1

Location:

GOLDING RD OFF

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	75%	Access	9,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
Total Acres 25.00					Land Total	19,800

Acpt Land 19,800 **Accepted Bldg** 0 **Total** 19,800

PERRY
 Name: MARAFINO, MARGARET

Valuation Report

11/03/2015

Page 596

Map/Lot:

001-003-001-015

Account: 741 Card: 1 of 1

Location:

BIRCH ST

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data	
Sale Date	03/04/2004
Sale Price	45,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

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-Ocean/Cove	50,000.00	59,161	90%	Unimproved	53,245
10.10	Acres-Rear Land 1	3,000.00	30,300	60%	View/Envir	18,180
Total Acres 11.50					Land Total	71,425

Acpt Land	71,400	Accepted Bldg	0	Total	71,400
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: MARCH,ROBERT H

Valuation Report

11/03/2015

Page 597

Map/Lot: 014-003

Account: 431 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%		18,000
24.00	Acres-Rear Land 2	450.00	10,800	50%		5,400
Total Acres 25.00					Land Total	23,400
Acpt Land		23,400	Accepted Bldg		0	Total
						23,400

PERRY
Name: MARIT LLC

Valuation Report

11/03/2015
Page 598
017-003-001
GOLDING RD

Account: 656 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 01/26/2015
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Lake	80,000.00	45,957	90%	Unimproved	41,361
Total Acres 0.33				Land Total		41,361

Acpt Land	41,400	Accepted Bldg	0	Total	41,400
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: MARIT LLC

Valuation Report

11/03/2015

Page 599

Map/Lot: 017-002

Account: 824 Card: 1 of 1

Location: 712 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 01/26/2015
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	97,980	100%		97,980
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.50						Land Total 108,930

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	483 Sqft	Grade D 110	Base	79,683
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,466
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-653
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	76,070
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	49,446	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	330	D 110	6,286	Avg.	65%	100%	100%	4,086
Open Frame Porch	1920	310	D 110	2,297	Avg.	65%	100%	100%	1,493
Stable w/Loft	1920	924	D 110	11,090	Avg.	65%	100%	100%	7,209
Outbuilding Total									12,788

Acpt Land 108,900 **Accepted Bldg** 62,200 **Total** 171,100

PERRY
 Name: MARTIGNETTI,JOHN & ELLEN

Valuation Report

11/03/2015

Page 600

Map/Lot: 003-003-001-010
 Location: BIRCH POINT RD

Account: 1029 Card: 1 of 1

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 05/07/2007
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	70,711	90%	Unimproved	63,640
8.20	Acres-Rear Land 1	3,000.00	24,600	60%	View/Envir	14,760
Total Acres 10.20					Land Total	78,400
Acpt Land		78,400	Accepted Bldg		0	Total
						78,400

Neighborhood 9 LEACH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 01/03/2013
 Sale Price 72,559
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 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-Baselot (Fract)	50,000.00	37,749	100%		37,749	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.57						Land Total	43,749

Dwelling Description

Replacement Cost New

Conventional	One Story	621 Sqft	Grade C 100	Base	69,518
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,642
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-981
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,234
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	Typical	Typical	Average	Typical	71,129
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	62,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	184	C 100	1,722	Avq.	88%	100%	100%	1,515
Frame Shed	1991	120	D 100	1,641	Avq.	88%	100%	100%	1,444
Outbuilding Total									2,959

Acpt Land 43,700 **Accepted Bldg** 65,600 **Total** 109,300

PERRY
 Name: MATTHEWS, MICHAEL L. & PATRICIA

Valuation Report

11/03/2015

Page 602

Map/Lot: 016-045

Account: 437 Card: 1 of 1

Location: 11 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/01/1988
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	8,818	100%		8,818
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.54					Land Total	14,818

Acpt Land	14,800	Accepted Bldg	0	Total	14,800
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: MCCARTHY,DAVID B & BRAGDON,SUSAN C

Valuation Report

11/03/2015

Page 603

Map/Lot: 002-004-001

Account: 463 Card: 1 of 1

Location: 51 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 03/21/2012
 Sale Price 17,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	75%	View/Envir	11,250
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00					Land Total	20,250
Acpt Land		20,300	Accepted Bldg		0	Total
						20,300

PERRY
Name: MCGARVEY,MARGARET

Valuation Report

11/03/2015

Page 604

Map/Lot: 014-002

Account: 79 Card: 1 of 1

Location: 972 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
39.00	Acres-Rear Land 2	450.00	17,550	100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00						Land Total 43,550

Dwelling Description

Replacement Cost New

Conventional	One Story	1,400 Sqft	Grade C 100	Base	113,220
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	1,900
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	1975	Typical	Typical	Average	Typical	115,120
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	74,828	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1918	160	C 100	1,530	Avg.	65%	100%	100%	995
Outbuilding Total									995

Acpt Land 43,600 **Accepted Bldg** 75,800 **Total** 119,400

PERRY
Name: MCGARVEY,MARGARET

Valuation Report

11/03/2015

Page 605

Map/Lot: 014-007

Account: 529 Card: 1 of 1

Location: 84 OTIS LANE

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 2008
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel
TG RECERT YEAR 2008

Reference 1 MAIN HOUSE AND LOT

Reference 2

Tran/Land/Bldg 0 0 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-Lake	80,000.00	113,137	100%		113,137
59.00	Acres-Softwood	119.00	7,021	100%		7,021
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
5.50	Acres-Rear Land 2	450.00	2,475	100%		2,475
Total Acres 66.50						Land Total 127,133

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,034 Sqft	Grade D 110	Base	122,898
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-2,575
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,947
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,667
Insulation	Minimal			Insulation	-1,865
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	0	Typical	Typical	Average	Typical	128,590
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	95% 100%	79,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1914	896	B 100	23,655	Avq.	65%	100%	100%	15,376
Encl Frame Porch	1914	336	D 110	3,778	Avq.	65%	95%	100%	2,333
Wood Deck	1914	308	D 110	2,448	Avq.	65%	95%	100%	1,511
Frame Garage	1914	392	D 110	9,615	Avq.	65%	95%	100%	5,937
Encl Frame Porch	1914	244	D 110	2,930	Avq.	65%	95%	100%	1,810
Wood Deck	1914	150	D 110	1,308	Avq.	65%	95%	100%	807
Outbuilding Total									27,774

Acpt Land

127,100

Accepted Bldg

107,200

Total

234,300

PERRY

Valuation Report

11/03/2015

Name: MCGARVEY,MARGARET

Page 606

ASANTE,NANCY O

Map/Lot:

014-008

Account: 530 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 2008
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95.00	Acres-Softwood	119.00	11,305	100%		11,305
100.00	Acres-Mixed Wood	126.00	12,600	100%		12,600
55.00	Acres-Wasteland	120.00	6,600	100%		6,600
Total Acres 250.00					Land Total	30,505

Acpt Land	30,500	Accepted Bldg	0	Total	30,500
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: MCGARVEY,MARGARET

Valuation Report

11/03/2015

Page 607

Map/Lot:

014-007-008

Account: 1124 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Reference 1 RED CAMP
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	80,000	100%		80,000	
0.90	Acres-Rear Land 2	450.00	405	100%		405	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500	
Total Acres 1.90						Land Total	84,905

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	528 Sqft	Grade D 100	Base	73,921
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-5,845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,026
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	None			Insulation	-649
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	Typical	Typical	Average	Typical	70,501
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None				67%	100% 100%	47,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1935	154	D 100	1,910	Avq.	67%	100%	100%	1,280
Wood Deck	1950	80	D 100	730	Avq.	67%	100%	100%	489
Outbuilding Total									1,769

Acpt Land 84,900 **Accepted Bldg** 49,000 **Total** 133,900

PERRY
Name: MCGARVEY,MARGARET

Valuation Report

11/03/2015

Page 608

Map/Lot:

014-007-009

Account: 1125 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Reference 1 LOON CAMP/A-FRAME

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Lake	80,000.00	87,636	100%		87,636
0.90	Acres-Rear Land 2	450.00	405	100%		405
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 2.10						92,541

Dwelling Description				Replacement Cost New		
Conventional	One Story	840 Sqft	Grade D 100	Base		67,079
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-2,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,546
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,534
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-689
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1970	0	Typical	Typical	Average				65,852
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		80%	100%	100%	52,682	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Wood Deck	1970	168	D 100	1,307	Avq.	80%	100%	100%	1,046
Wood Deck	1970	80	D 100	730	Avq.	80%	100%	100%	584
Outbuilding Total									1,630

Acpt Land 92,500 **Accepted Bldg** 54,300 **Total** 146,800

PERRY
 Name: MCGARVEY,MARGARET

Valuation Report

11/03/2015

Page 609

Map/Lot:

014-007-010

Account: 1126 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Reference 1 SILVER BIRCH

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.90	Acres-Lake	80,000.00	75,895	100%		75,895	
1.40	Acres-Rear Land 2	450.00	630	100%		630	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500	
Total Acres 2.30						Land Total	81,025

Dwelling Description

Replacement Cost New

Conventional	One Story	992 Sqft	Grade D 100	Base	74,072
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-9,761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,826
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	-813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	61,672
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	80%	100% 100%	49,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	160	D 100	1,255	Avq.	80%	100%	100%	1,004
Wood Deck	1970	80	D 100	730	Avq.	80%	100%	100%	584
Outbuilding Total									1,588

Acpt Land

81,000

Accepted Bldg

50,900

Total

131,900

PERRY
Name: MCGARVEY,MARGARET

Valuation Report

11/03/2015

Page 610

Map/Lot:

014-007-011

Account: 1127 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Reference 1 HEMLOCK

Reference 2

Tran/Land/Bldg 0 0 0

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-Lake	80,000.00	80,000	100%		80,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 2.50						85,175

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	992 Sqft	Grade D 100	Base	74,072
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-163
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,775
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,826
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	-813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	68,495
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	54,796	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	284	D 100	2,068	Avq.	80%	100%	100%	1,654
Wood Deck	1970	80	D 100	730	Avq.	80%	100%	100%	584
Outbuilding Total									2,238

Acpt Land

85,200

Accepted Bldg

57,000

Total

142,200

PERRY
 Name: MCGARVEY,MARGARET

Valuation Report

11/03/2015

Page 611

Map/Lot:

014-007-012

Account: 1128 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Lake	80,000.00	87,636	100%		87,636
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.20			Land Total			92,136

Dwelling Description

Replacement Cost New

Conventional	One Story	936 Sqft	Grade E 110	Base	47,954
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,178
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,156
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	-515
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Average	Typical	40,105			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		73%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	147	E 110	707	Avq.	73%	100%	100%	516
Wood Deck	1950	80	E 110	490	Avq.	73%	100%	100%	358
Outbuilding Total								874	

Acpt Land 92,100 **Accepted Bldg** 30,200 **Total** 122,300

Valuation Report

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	07/29/2014
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean --	55,000.00	55,000	100%		55,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						64,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade B 100	Base	131,560
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,985
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	675
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Typical	Typical	Average	Typical	132,135
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	125,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
One Story Frame	2009	48	B 100	1,268	Avg.	95%	100%	100%	1,205
Open Frame Porch	2009	48	B 100	651	Avg.	95%	100%	100%	618
Frame Shed	2009	80	B 100	1,991	Avg.	95%	100%	100%	1,891
Open Frame Porch	2009	32	B 100	496	Avg.	95%	100%	100%	471
Open Frame Porch	2009	64	B 100	806	Avg.	95%	100%	100%	766
Patio	2009	140	B 100	1,938	Avg.	95%	100%	100%	1,841
Outbuilding Total									6,792

Acpt Land	64,000	Accepted Bldg	132,300	Total	196,300
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: MCGUIRE,WAYNE E & BRENDA

Valuation Report

11/03/2015
 Page 613
 010-038-001
 425 SHORE RD

Account: 940 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Ocean	85,000.00	73,612	100%		73,612
1.74	Acres-Rear Land 1	3,000.00	5,220	100%		5,220
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.49						Land Total 84,832

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	896 Sqft	Grade C 100	Base	119,090
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,124
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,344	Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Below Average	Typical	116,700
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
Incomplete			None	89%	62%	100%

Acpt Land 84,800 **Accepted Bldg** 64,400 **Total** 149,200

PERRY
Name: MCPHAIL,ANGELA

Valuation Report

11/03/2015

Page 614

Map/Lot:

014-029

Account: 447 Card: 1 of 1

Location:

20 WOODMAN LN

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.39	Acres-Lake	80,000.00	49,960	75%	Access	37,470	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.39						Land Total	43,470

Dwelling Description

Replacement Cost New

Ranch	One Story	1,148 Sqft	Grade C 100	Base	92,283
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,665
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	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	Typical	Typical	Average	Typical	99,948
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	88,954
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1993	200	C 100	1,850	Avq.	1,647
Outbuilding Total						1,647
Acpt Land		43,500	Accepted Bldg		90,600	Total
						134,100

PERRY
Name: MCPHAIL,ANGUS

Valuation Report

11/03/2015

Page 615

Map/Lot:

007-016-001

Account: 1109 Card: 1 of 1

Location:

112 GLEASON COVE RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
22.30	Acres-Rear Land 1	3,000.00	66,900	100%		66,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500
Total Acres 33.30					Land Total	107,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade B 100	Base	135,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-182
					0
Foundation	Concrete	Basement	Dry None	Basement	-5,390
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,639
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	910
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Modern	Modern	Good	Typical	140,947
Functional Obsolescence						Value(Rcnld)
None		None		95%	100%	133,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2013	192	B 100	3,396	Good	95%	100%	100%	3,226
Frame Garage	2013	784	B 100	21,650	Good	95%	100%	100%	20,567
Wood Deck	2013	160	B 100	1,912	Good	95%	100%	100%	1,816
Outbuilding Total									25,609

Acpt Land 107,400 **Accepted Bldg** 159,500 **Total** 266,900

PERRY
 Name: MCPHAIL,ANGUS B

Valuation Report

11/03/2015

Page 616

Map/Lot:

004-002

Account: 226 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD
 Tree Growth 1996
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 03/25/2014
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2014 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55.00	Acres-Softwood	119.00	6,545	100%		6,545
5.00	Acres-Hardwood	117.00	585	100%		585
Total Acres 60.00					Land Total	7,130
Acpt Land		7,100	Accepted Bldg		0	Total
						7,100

PERRY
Name: MCPHAIL,ANGUS B

Valuation Report

11/03/2015

Page 617

Map/Lot:

006-028-002

Account: 449 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
Topography Above Street
Utilities None
Street Gravel

Sale Data

Sale Date 07/01/2010
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Rear Land 2	450.00	450	100%		450
Total Acres 1.00				Land Total		450

Accpt Land	500	Accepted Bldg	0	Total	500
-------------------	-----	----------------------	---	--------------	-----

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 04/01/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.90	Acres-Rear Land 1	3,000.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90						28,700

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	768 Sqft	Grade C 110	Base		122,324
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		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	1			
Baths	1	Half Baths	0	Plumbing		2,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	124,524
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	108,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1988	216	D 100	6,289	Avg.	87%	100%	100%	5,471
Wood Deck	1988	160	C 110	1,683	Avg.	87%	100%	100%	1,464
Encl Frame Porch	1988	416	C 110	5,508	Avg.	87%	100%	100%	4,792
Bulkhead	1988	25	C 110	1,111	Avg.	87%	100%	100%	967
Metal Garage	2005	1440	D 100	25,677	Avg.	93%	100%	100%	23,880
2S Frame Garage	1997	840	C 100	25,698	Avg.	90%	100%	100%	23,128
Frame Shed	1997	510	C 100	5,987	Avg.	90%	100%	100%	5,388
Outbuilding Total									65,090

Acpt Land 28,700 **Accepted Bldg** 173,400 **Total** 202,100

PERRY
 Name: MCPHAIL,BEVERLY

Valuation Report

11/03/2015
 Page 619
 009-037
 US RTE ONE

Account: 458 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
6.92	Acres-Rear Land 2	450.00	3,114	100%		3,114
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 7.92			Land Total			27,914
Acpt Land		27,900	Accepted Bldg		0	Total
						27,900

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/28/2014
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						Land Total 26,225

Dwelling Description

Replacement Cost New

Conventional	One Story	772 Sqft	Grade C 100	Base	77,989
Exterior	Wood Siding	Masonry Trim	30Sqft	Trim	90
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	95% Forced Warm	Cooling	0% None	Heat	-112
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	1975	Typical	Typical	Below Average	Typical	85,241
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	69%	100%	100%	58,816	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1953	872	C 100	18,417	Avq-	69%	100%	100%	12,708
Unfin Basement	1953	720	C 100	5,996	Avq-	69%	100%	100%	4,137
Open Frame Porch	1953	720	C 100	5,716	Avq-	69%	100%	100%	3,944
Frame Garage	1953	528	C 100	12,971	Avq-	69%	100%	100%	8,950
Frame Shed	1953	80	E 100	796	Avq.	74%	100%	100%	589
Outbuilding Total									30,328

Acpt Land 26,200 **Accepted Bldg** 89,100 **Total** 115,300

PERRY
 Name: MCPHAIL,DAVID

Valuation Report

11/03/2015

Page 621

Map/Lot:

003-026

Account: 1051 Card: 1 of 1

Location:

12 KNOTA LN

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1979	12X55	D 100	16,171	Avq.	40%	100%	100%	6,468
Concrete Slab...	1979	672	D 100	1,378	Avq.	83%	100%	100%	1,144
Encl Frame Porch	1979	48	D 100	1,022	Avq.	83%	100%	100%	848
Drilled Well	1979	1	C 100	3,000	Avq.	83%	100%	100%	2,490
Septic System	1979	1	C 100	3,000	Avq.	83%	100%	100%	2,490
Outbuilding Total									13,440
Acpt Land			0	Accepted Bldg		13,400	Total		13,400

PERRY
 Name: MCPHAIL,HAROLD

Valuation Report

11/03/2015

Page 622

Map/Lot:

006-034

Account: 453 Card: 1 of 1

Location:

22 OLD EASTPORT RD

Neighborhood 15 CROSS RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Misc (Fract)	12,000.00	11,510	100%		11,510	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.92						Land Total	17,510

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	90,820
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,928
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	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	Heavy			Insulation	560
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	81,098
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	73,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1998	120	C 100	2.001	Avq.	91%	100%	100%	1,821
Frame Garage	1980	560	D 100	11.081	Avq-	79%	100%	100%	8,754
Outbuilding Total									10,575

Acpt Land

17,500

Accepted Bldg

84,400

Total

101,900

PERRY
Name: MCPHAIL,HERBERT

Valuation Report

11/03/2015

Page 623

Map/Lot: 007-004

Account: 454 Card: 1 of 1

Location: 8 ROCKY LEDGE LN

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
7.02	Acres-Rear Land 4	1,000.00	7,020	100%		7,020
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.02						43,020

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	504 Sqft	Grade D 100	Base	73,820
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-2,801
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,392
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	-620
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Old Type	Old Type	Poor	Typical	69,007
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	89%	100%	24,566	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1800	144	D 100	1,843	Poor	40%	100%	100%	737
Open Frame Porch	1800	60	D 100	503	Poor	40%	100%	100%	201
Stable w/Loft	1980	1224	D 100	12,645	Poor	2%	100%	100%	253
Frame Shed	1980	816	E 100	4,558	Fair	72%	100%	100%	3,282
Outbuilding Total									4,473

Acpt Land

43,000

Accepted Bldg

29,000

Total

72,000

PERRY
 Name: MCPHAIL,HERBERT W & BRENDA L

Valuation Report

11/03/2015

Page 624

Map/Lot:

009-057

Account: 309 Card: 1 of 1

Location:

JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	07/01/1999
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
1.00	Acres-Rear Land 3(>100)	300.00	300	100%		300	
Total Acres 102.00					Land Total	56,100	
Acpt Land		56,100	Accepted Bldg		0	Total	56,100

PERRY
 Name: MCPHAIL,JERRY L

Valuation Report

11/03/2015

Page 625

Map/Lot:

006-008

Account: 232 Card: 1 of 1

Location:

MAHAR LN

Neighborhood 13 OLD ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	04/24/2004
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500
Total Acres 11.00					Land Total	15,300
Acpt Land		15,300	Accepted Bldg		0	Total
						15,300

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.90	Acres-Rear Land 1	3,000.00	2,700	100%		2,700
Total Acres 1.90						28,700

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,320 Sqft	Grade C 100	Base		101,270
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-14,058
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,086
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	Typical	Typical	Average	Typical	85,126
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	77,465	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	96	C 100	1,018	Avg.	91%	100%	100%	926
Frame Shed	2000	256	D 100	2,781	Avg-	86%	75%	100%	1,794
Frame Shed	2000	60	E 100	694	Poor	71%	50%	100%	246
Frame Shed	2000	48	E 100	633	Fair	81%	100%	100%	513
Outbuilding Total									3,479

Acpt Land 28,700 **Accepted Bldg** 80,900 **Total** 109,600

PERRY
Name: MCPHAIL,JODI

Valuation Report

11/03/2015

Page 627

Map/Lot: 009-002+003

Account: 122 Card: 1 of 1

Location: 818 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	08/13/2007
Sale Price	17,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						19,800

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	1,092 Sqft	Grade B 100	Base	117,575
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,537
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,007
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	683
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	105,728
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	94%	100%	99,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	84	B 100	999	Ava.	94%	100%	100%	939
Frame Garage	2008	640	B 100	18,592	Ava.	94%	100%	100%	17,476
Outbuilding Total									18,415

Acpt Land 19,800 **Accepted Bldg** 117,800 **Total** 137,600

PERRY
 Name: MCPHAIL,JOSEPH A & MARIE F

Valuation Report

11/03/2015

Page 628

Map/Lot: 013-013

Account: 97 Card: 1 of 1

Location: 5 MCPHAIL LN

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/01/1992
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 1 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						Land Total
						26,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1992	16X68	A 100	45,000	Avg.	55%	100%	100%	24,930
Concrete Slab...	1992	1008	C 100	2,520	Avg.	88%	100%	100%	2,218
Wood Deck	1992	128	C 100	1,274	Avg.	88%	100%	100%	1,121
Frame Garage	1993	432	C 110	12,474	Avg.	89%	100%	100%	11,102
Frame Shed	1993	120	C 110	2,202	Avg.	89%	100%	100%	1,960
Encl Frame Porch	2012	156	C 110	2,584	Avg.	95%	100%	100%	2,455
Outbuilding Total									43,786

Acpt Land 26,900 **Accepted Bldg** 43,800 **Total** 70,700

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Septic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Misc (Fract)	12,000.00	10,253	100%		10,253
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.73						Land Total 15,053

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	432 Sqft	Grade D 100	Base	70,050
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-1,905
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-979
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	-620
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Typical	66,546
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	94%	100%	37,532	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	144	D 100	1,843	Avg-	60%	94%	100%	1,040
Frame Shed	1900	100	D 100	1,474	Avg-	60%	94%	100%	831
Frame Garage	1900	600	C 100	14,194	Avg-	60%	100%	100%	8,516
Outbuilding Total									10,387

Acpt Land	15,100	Accepted Bldg	47,900	Total	63,000
------------------	--------	----------------------	--------	--------------	--------

Valuation Report

Map/Lot: 007-013-001+002

Account: 210 Card: 1 of 1

Location: 33 GLEASON COVE RD

Neighborhood 18 GLEASON PT RD
 Tree Growth 2006
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2016

Sale Data
 Sale Date 09/01/2000
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2803P234
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
1.60	Acres-Rear Land 1	3,000.00	4,800	100%		4,800
15.00	Acres-Softwood	119.00	1,785	100%		1,785
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.60						Land Total 42,585

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	159,874
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,741
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	945
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	192,260
Functional Obsolescence						Value(Rcnld)
None		None		92%	100%	176,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2003	272	B 100	2,816	Avq.	92%	100%	100%	2,591
Wood Deck	2003	144	B 100	1,752	Avq.	92%	100%	100%	1,612
Encl Frame Porch	2003	108	B 100	2,324	Avq.	92%	100%	100%	2,138
Frame Shed	2003	108	B 100	2,349	Avq.	92%	100%	100%	2,161
Frame Garage	2003	912	B 100	24,369	Avq.	92%	100%	100%	22,419
Outbuilding Total									30,921

Acpt Land 42,600 **Accepted Bldg** 207,800 **Total** 250,400

Valuation Report

Neighborhood 15 CROSS RD

Zoning/Use Residential .
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/01/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 14.00						Land Total 30,650

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade C 100	Base	131,477
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-202
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,923
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
1930	0	Typical	Typical	Average	Typical	132,182
Functional Obsolescence						Value(Rcnld)
None						81,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1930	240	C 100	3.208	Avg.	65%	95%	100%	1,981
2S Frame Garage	1930	720	C 100	22.884	Avg.	65%	95%	100%	14,131
Frame Shed	1930	160	E 100	1.205	Fair	50%	100%	100%	602
Outbuilding Total									16,714

Acpt Land 30,700 **Accepted Bldg** 98,300 **Total** 129,000

Valuation Report

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Rural.....	Sale Date 01/01/1990
Topography	Rolling	Sale Price 7,500
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.15	Acres-Rear Land 2	450.00	68	100%		68
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						26,068

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,536 Sqft	Grade C 110	Base		126,288
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		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		6,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		845
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1991	0	Typical	Typical	Average	88%	100%	100%			133,733
Functional Obsolescence		Economic Obsolescence								
None		None								117,685

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1991	160	C 110	1,683	Avg.	88%	100%	100%	1,481	
One Story Frame	1991	192	C 110	4,460	Avg.	88%	100%	100%	3,925	
2S Frame Garage	1991	576	C 110	21,458	Avg.	88%	100%	100%	18,883	
Outbuilding Total									24,289	

Acpt Land	26,100	Accepted Bldg	142,000	Total	168,100
------------------	--------	----------------------	---------	--------------	---------

Account: 592 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 04/01/1996
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 mealjack@pwless.net
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	30,000.00	30,000	100%		30,000
7.27	Acres-Rear Land 2	450.00	3,272	100%		3,272
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.27			Land Total			39,272

Dwelling Description

Replacement Cost New

Conventional	Two Story	830 Sqft	Grade C 100	Base	119,427
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,558
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	95% Forced Warm	Cooling	0% None	Heat	-242
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1923	Typical	Typical	Average	Typical	114,967			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	74,729				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	288	C 100	3,718	Avq.	65%	100%	100%	2,417
Frame Garage	1900	476	D 100	9,911	Avq-	60%	100%	100%	5,947
						Outbuilding Total			8,364

Acpt Land 39,300 **Accepted Bldg** 83,100 **Total** 122,400

PERRY
 Name: MERCIER,WILLIAM & JOYCE N

Valuation Report

11/03/2015

Page 634

Map/Lot:

004-018

Account: 467 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 2009
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2009

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acres-Softwood	119.00	2,023	100%		2,023
25.00	Acres-Mixed Wood	126.00	3,150	100%		3,150
8.00	Acres-Hardwood	117.00	936	100%		936
Total Acres 50.00			Land Total			6,109
Acpt Land		6,100	Accepted Bldg		0	Total
						6,100

PERRY
 Name: MERCIER,WILLIAM & JOYCE N

Valuation Report

11/03/2015

Page 635

Map/Lot:

004-017

Account: 468 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 2009
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.00	Acres-Softwood	119.00	3,094	100%		3,094
5.00	Acres-Hardwood	117.00	585	100%		585
2.00	Acres-Wasteland	120.00	240	100%		240
Total Acres 33.00					Land Total	3,919
Acpt Land		3,900	Accepted Bldg		0	Total
						3,900

PERRY
Name: MERRITHEW,ELIZABETH

Valuation Report

11/03/2015

Page 636

Map/Lot:

003-031

Account: 469 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
5.70	Acres-Rear Land 2	450.00	2,565	100%		2,565
Total Acres 6.70				Land Total		13,365
Acpt Land		13,400	Accepted Bldg		0	Total
						13,400

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
Topography Level
Utilities Public WaterSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/09/2013
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.80	Acres-Ocean	85,000.00	76,026	100%		76,026	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.80						Land Total	82,026

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	560 Sqft	Grade D 110	Base	86,447
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,674
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	1		
Baths	1	Half Baths	0	Plumbing	1,804
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,510
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2000	Typical	Typical	Below Average	Typical	91,087
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
						Value(Rcnld)
						54,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1910	440	D 100	9,410	Avq-	60%	100%	100%	5,646
Frame Shed	1910	200	E 100	1,410	Fair	50%	100%	100%	705
Wood Deck	1910	176	D 110	1,496	Avq-	60%	100%	100%	898
Outbuilding Total									7,249

Acpt Land 82,000 **Accepted Bldg** 61,900 **Total** 143,900

PERRY
Name: MILLER,RICHARD

Valuation Report

11/03/2015

Page 638

Map/Lot: 012-023

Account: 473 Card: 1 of 1

Location: 97 JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 10.00						Land Total	22,050

Dwelling Description

Replacement Cost New

Conventional	Two Story	805 Sqft	Grade C 100	Base	115,064
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,610
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
1933	1960	Typical	Typical	Average	Typical	113,454
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	66%	100%	100%	74,880	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1933	891	C 100	19,138	Ava.	66%	100%	100%	12,631
One Story Frame	1933	160	C 100	3,379	Ava.	66%	100%	100%	2,230
Outbuilding Total									14,861

Acpt Land 22,100 **Accepted Bldg** 89,700 **Total** 111,800

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Ocean --	55,000.00	37,303	100%		37,303	
15.07	Acres-Rear Land 1	3,000.00	45,210	60%	View/Envir	0	
15.07	Acres-Rear Land 1	3,000.00	6,000	80%	Restrictio	21,701	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 15.53						Land Total	65,004

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	570 Sqft	Grade C 100	Base	96,653
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,447
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-998
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1975	Typical	Typical	Average	Typical	94,478
Functional Obsolescence						Value(Rcnld)
None						61,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1975	942	C 100	19,895	Avg.	65%	100%	100%	12,932
Wood Deck	1975	234	C 100	2,122	Avg.	65%	100%	100%	1,379
Frame Shed	1975	308	D 100	3,217	Avg-	77%	100%	100%	2,477
Frame Garage	1974	572	C 100	13,718	Avg.	82%	100%	100%	11,249
Encl Frame Porch	1975	30	C 100	1,062	Avg.	65%	100%	100%	690
One Story Frame	1850	952	E 100	10,053	Avg-	60%	100%	100%	6,032
Outbuilding Total									34,759

Acpt Land	65,000	Accepted Bldg	96,200	Total	161,200
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: MITCHELL III,JAMES R & SHERIE

Valuation Report

11/03/2015

Page 640

Account: 1076 Card: 1 of 1

Map/Lot:
 Location:

004-021-002
 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Level
 Utilities
 Street Semi-Improved

Sale Data	
Sale Date	08/28/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean --	55,000.00	55,000	90%	Unimproved	49,500	
12.00	Acres-Rear Land 1	3,000.00	36,000	60%	View/Envir	21,600	
Total Acres 13.00					Land Total	71,100	
Acpt Land		71,100	Accepted Bldg		0	Total	71,100

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 09/01/1987
Topography	Rolling	Sale Price 4,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Other Source
		Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			26,000

Dwelling Description				Replacement Cost New		
Conventional	Two Story	616 Sqft	Grade C 100	Base		101,779
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-2,002
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		4,000
Attic	None			Attic		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	1989	Typical	Typical	Average	Typical	103,777				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	65%	90%	100%	60,710					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1900	264	C 100	5,576	Avg.	65%	90%	100%	3,262	
Encl Frame Porch	1900	48	C 100	1,246	Avg.	65%	90%	100%	729	
Wood Deck	1900	216	C 100	1,978	Avg.	65%	90%	100%	1,157	
2S Frame Garaec	1995	768	C 100	24,010	Avg.	89%	100%	100%	21,369	
					Outbuilding Total					26,517
Acpt Land		26,000		Accepted Bldg		87,200		Total		113,200

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.73	Acres-Lake	80,000.00	105,224	100%		105,224	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 1.73						Land Total	110,024

Dwelling Description

Replacement Cost New

Conventional	One Story	1,136 Sqft	Grade D 100	Base	80,696
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-186
					0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-12,576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,472
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-932
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	65,530
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	42,595	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1930	528	D 100	3,669	Avg.	65%	100%	100%	2,385
Frame Shed	1930	96	E 100	878	Poor	40%	100%	100%	351
Wood Deck	1930	184	D 100	1,412	Avg.	65%	100%	100%	918
Frame Shed	1930	112	D 100	1,574	Avg-	60%	100%	100%	944
1 & 1/2 Storv Fr	2004	320	C 100	9,190	Avg.	93%	100%	100%	8,547
Wood Deck	2004	128	C 100	1,274	Avg.	93%	100%	100%	1,185
Frame Garage	1930	475	D 100	9,897	Fair	50%	100%	100%	4,948
Outbuilding Total									19,278

Acpt Land	110,000	Accepted Bldg	61,900	Total	171,900
------------------	---------	----------------------	--------	--------------	---------

PERRY
 Name: MITCHELL,DAVID A & TAMARA JEAN

Valuation Report

11/03/2015

Page 643

Map/Lot:

014-016-001

Account: 957 Card: 1 of 1

Location:

SOUTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	03/05/2008
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Lake	80,000.00	66,453	90%	Unimproved	59,808
Total Acres 0.69				Land Total		59,808

Acpt Land	59,800	Accepted Bldg	0	Total	59,800
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: MITCHELL,LORRAINE

Valuation Report

11/03/2015
Page 644
015-048-001
LAKE RD

Map/Lot:
Location:

Account: 1062 Card: 1 of 1

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 5.00					Land Total	19,800
Acpt Land		19,800	Accepted Bldg		0	Total
						19,800

PERRY
Name: MITCHELL,PAUL

Valuation Report

11/03/2015

Page 645

Map/Lot: 016-044

Account: 478 Card: 1 of 1

Location: 12 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/20/2006
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			18,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade B 100	Base	113,525
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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			
1970	0	Typical	Typical	Average	Typical	113,525			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		80%	100% 100%	90,820			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1970	120	E 100	1,000	Fair	68%	100%	100%	680
Outbuilding Total									680
Acpt Land			18,000	Accepted Bldg		91,500	Total		109,500

PERRY
Name: MITCHELL,SUSAN J

Valuation Report

11/03/2015

Page 646

Map/Lot: 009-025

Account: 630 Card: 1 of 1

Location: 307 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
95.00	Acres-Rear Land 2	450.00	42,750	100%		42,750	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 96.00						Land Total	60,750

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	130,457
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,192
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	756
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	135,989
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100%	122,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	288	C 100	2,376	Avg.	90%	100%	100%	2,138
Wood Deck	1996	376	C 100	3,258	Avg.	90%	100%	100%	2,932
Frame Shed	1996	80	E 100	796	Poor	69%	100%	100%	549
Outbuilding Total									5,619

Acpt Land 60,800 **Accepted Bldg** 128,000 **Total** 188,800

PERRY
Name: MITCHELL,VIRGINIA

Valuation Report

11/03/2015

Page 647

Map/Lot: 014-005

Account: 12 Card: 1 of 1

Location: 104 LOON COVE LN

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street None

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Lake	80,000.00	107,331	100%		107,331
1.70	Acres-Rear Land 2	450.00	765	100%		765
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50						Land Total 114,096

Dwelling Description

Replacement Cost New

Conventional	One Story	384 Sqft	Grade E 100	Base	28,111
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-2,592
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-303
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	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	Obsolete	Obsolete	Average	Typical	22,216
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	90% 100%	17,595

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2007	132	C 100	2,788	Ava.	94%	100%	100%	2,621
Plumbing fixture	2007	2	D 100	2,460	Ava.	94%	100%	100%	2,312
Wood Deck	2007	88	E 100	477	Ava.	94%	100%	100%	448
Outbuilding Total									5,381

Acpt Land 114,100 **Accepted Bldg** 23,000 **Total** 137,100

PERRY
 Name: MOND,ALAN & JOBSON,ERIKA

Valuation Report

11/03/2015

Page 648

Map/Lot:
 Location:

001-003-001-016
 BIRCH PT

Account: 276 Card: 1 of 1

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 04/16/2004
 Sale Price 44,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	61,237	90%	Unimproved	55,114
10.80	Acres-Rear Land 1	3,000.00	32,400	60%	Size/Shape	19,440
Total Acres 12.30					Land Total	74,554
Acpt Land		74,600	Accepted Bldg		0	Total
						74,600

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/01/1998
Sale Price 50,000
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Ocean	85,000.00	110,826	100%		110,826
1.80	Acres-Rear Land 1	3,000.00	5,400	100%		5,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50						Land Total 122,226

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,346 Sqft	Grade A 100	Base	251,648
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	673 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,619
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,124
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,500
Insulation	Heavy			Insulation	1,767
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Modern	Modern	Average	Typical	296,658
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	269,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2000	144	A 100	4,562	Avg.	91%	100%	100%	4,151
Wood Deck	2000	144	A 100	2,103	Avg.	91%	100%	100%	1,914
One Story Frame	2000	72	A 100	2,282	Avg.	91%	100%	100%	2,077
Unfinished Attic	2000	72	A 100	1,662	Avg.	91%	100%	100%	1,512
Open Frame Porch	2000	208	A 100	2,637	Avg.	91%	100%	100%	2,400
Wood Deck	2000	242	A 100	3,279	Avg.	91%	100%	100%	2,984
Wood Deck	2000	112	A 100	1,719	Avg.	91%	100%	100%	1,564
Open Frame Porch	2000	88	A 100	1,245	Avg.	91%	100%	100%	1,133
2S Frame Garage	2000	1021	A 100	44,913	Avg.	91%	100%	100%	40,871
Finished Attic	2000	1021	A 100	16,704	Avg.	91%	100%	100%	15,201
Outbuilding Total									73,807

Acpt Land

122,200

Accepted Bldg

343,800 **Total**

466,000

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellNone
Street Semi-Improved

Sale Data
Sale Date 01/31/2007
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
23.00	Acres-Rear Land 2	450.00	10,350	100%		10,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 24.00						Land Total 28,350

Dwelling Description

Replacement Cost New

Conventional	One Story	960 Sqft	Grade C 100	Base	88,536
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,320
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,392
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	2004	Typical	Typical	Average	Typical	Value(Rcnld)
None				90%	100%	82,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	2004	560	C 100	11,827	Avq.	90%	100%	100%	10,644
Frame Shed	1997	504	C 100	5,926	Avq.	90%	100%	100%	5,333
Frame Shed	1997	200	C 100	2,819	Avq.	90%	100%	100%	2,537
Frame Garage	2005	864	C 100	18,679	Avq.	90%	100%	100%	16,811
Frame Shed	1997	400	D 100	3,988	Poor	69%	100%	100%	2,752
Frame Shed	1997	200	E 100	1,410	Poor	69%	100%	100%	973
Outbuilding Total									39,050

Acpt Land 28,400 **Accepted Bldg** 121,500 **Total** 149,900

PERRY

Valuation Report

11/03/2015

Name: MOORES, MATTHEW E

Page 651

PERSONAL REPRESENTATIVE

Map/Lot:

006-048-001

Account: 72 Card: 1 of 1

Location:

34 MAHAR LN

Neighborhood 14 MAHAR LN

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	05/01/1994
Sale Price	7,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000	
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150	
Total Acres 8.00						Land Total	15,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
12 Mobile Home	1962			----	SOUND	VALUE	----	200
Outbuilding Total								200
Acpt Land		15,200	Accepted Bldg		200	Total		15,400

Neighborhood 6 CANNON HILL RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782
0.70	Acres-Rear Land 2	450.00	315	60%	View/Envir	189
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.70						83,971

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	900 Sqft	Grade B 100	Base	153,431
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,263
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Heavy			Insulation	1,125
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	171,569
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	149,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1989	900	B 100	23,760	Avg.	87%	100%	100%	20,671
Frame Garage	1989	900	B 100	24,114	Avg.	87%	100%	100%	20,979
2S Fr Bay Window	1989	36	B 100	3,039	Avg.	87%	100%	100%	2,644
Unfin Basement	1989	900	B 100	8,528	Avg.	87%	100%	100%	7,419
Outbuilding Total									51,713

Acpt Land

84,000

Accepted Bldg

201,000

Total

285,000

Neighborhood 9 LEACH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/01/1993
Sale Price 15,900
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Ocean -	75,000.00	67,082	100%		67,082
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.80			Land Total			73,082

Dwelling Description

Replacement Cost New

Ranch	One Story	900 Sqft	Grade C 110	Base	89,003
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-1,564
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
1994	0	Typical	Typical	Average	Typical	87,439
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	77,821
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1994	876	C 110	7.984	Avq.	7.106
Frame Garage	1994	784	C 110	19.052	Avq.	16.956
Outbuilding Total						24,062

Acpt Land 73,100 **Accepted Bldg** 101,900 **Total** 175,000

PERRY
 Name: MORRIS,ROBERT F

Valuation Report

11/03/2015

Page 654

Map/Lot:

003-024

Account: 64 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	07/01/1997
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Misc (Fract)	12,000.00	14,697	100%		14,697	
Total Acres 1.50				Land Total		14,697	
Accpt Land		14,700	Accepted Bldg		0	Total	14,700

PERRY
 Name: MORRISON,GALE M

Valuation Report

11/03/2015
 Page 655
 010-013
 US RTE ONE

Account: 497 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/2000
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
5.46	Acres-Rear Land 2	450.00	2,457	100%		2,457
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.46						Land Total
						28,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	1955						100		100
----- S O U N D V A L U E -----									100
Outbuilding Total									100
Acpt Land			28,500	Accepted Bldg		100	Total		28,600

PERRY
 Name: MORRISON,GENEVA

Valuation Report

11/03/2015

Page 656

Map/Lot:

010-009

Account: 484 Card: 1 of 1

Location:

1313 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	100%		20,000	
45.00	Acres-Rear Land 2	450.00	20,250	100%		20,250	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 46.00						Land Total	46,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	0	2172	D 100	18,838	Poor	40%	100%	100%	7,535
Outbuilding Total									7,535
Acpt Land		46,300		Accepted Bldg		7,500		Total	53,800

PERRY
Name: MORRISON,GERALD

Valuation Report

11/03/2015

Page 657

Map/Lot:

007-012-001

Account: 491 Card: 1 of 2

Location:

54 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Shoreland.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
19.50	Acres-Rear Land 1	3,000.00	58,500	60%	View/Envir	35,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.50						71,100

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,144 Sqft	Grade C 100	Base	145,322
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet 3/4 Bmt	Basement	-2,230
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	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,288
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1985	Typical	Typical	Average	Typical	144,804
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	89,416	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	125	C 100	1,116	Avg.	65%	95%	100%	689
Open Frame Porch	1930	120	C 100	1,078	Avg.	65%	95%	100%	666
Frame Garage	1930	450	E 100	5,823	Poor	40%	100%	100%	2,329
Frame Shed	1930	252	E 100	1,675	Poor	40%	50%	100%	335
Outbuilding Total									4,019

Acpt Land

71,100

Accepted Bldg

93,400

Total

164,500

PERRY
 Name: MORRISON,GERALD

Valuation Report

11/03/2015

Page 658

Map/Lot:

007-012-001

Account: 491 Card: 2 of 2

Location:

54 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Shoreland.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 1.00						20,000

Commercial Description

Occupancy Type	Service Garage..					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Steel Frame Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 14'					
Heating/Cooling	Wall/Floor Furn					
Built	1985					
Remodeled	0					
Base Cost/Sqft		38.87				
Heat-Cool/Sqft	+	1.31				
Total		40.18				
Size Factor	X	1.403				
Adjusted Cost/Sqft		56.37				
Total Square Feet	X	1,800				
Replacement Cost		101,466				
Condition	Average					
% Good Physical	X	.67				
Functional	X	1.00				
Subtotal		67,982				
Economic Factor	X 1.00					
			Total Value		67,982	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1985	600	C 100	6,907	Avq.	86%	100%	100%	5,940
Open Frame Porch	1985	600	C 100	4,788	Avq.	86%	100%	100%	4,118
Outbuilding Total									10,058

Acpt Land	20,000	Accepted Bldg	78,000	Total	98,000
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: MORRISON,GERALD

Valuation Report

11/03/2015
Page 659
007-012-001
54 GLEASON RD

Account: 491

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	71,100	93,400	164,500	71,100	93,400	164,500
2	20,000	78,000	98,000	20,000	78,000	98,000
TOTAL	91,100	171,400	262,500	91,100	171,400	262,500

PERRY
 Name: MORRISON,GERALD & SARAH

Valuation Report

11/03/2015

Page 660

Map/Lot: 018-044-001

Account: 190 Card: 1 of 1

Location: 42 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 03/05/2011
 Sale Price 2,200
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 LIEN RELEASE B4138P71
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	10,000 50%	Restrictio	5,000
Total Acres 0.25				Land Total	5,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	889 Sqft	Grade D 100	Base	101,920
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,223
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	Minimal	SFLA	1,778	Insulation	-1,458
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Old Type	Old Type	Poor	Typical	98,239
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		40%	47%	100%
						Value(Rcnd)
						18,469

Acpt Land	5,000	Accepted Bldg	18,500	Total	23,500
------------------	-------	----------------------	--------	--------------	--------

PERRY
 Name: MORRISON,GERALD S

Valuation Report

11/03/2015
 Page 661
 007-017
 GLEASON RD

Account: 192 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 18 GLEASON PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	06/22/2011
Sale Price	34,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean/Cove	50,000.00	50,000	90%	Unimproved	45,000	
4.00	Acres-Rear Land 1	3,000.00	12,000	60%	View/Envir	7,200	
Total Acres 5.00					Land Total	52,200	
Acpt Land		52,200	Accepted Bldg		0	Total	52,200

PERRY
 Name: MORRISON,GERALD S

Valuation Report

11/03/2015

Page 662

Map/Lot:

018-031-001

Account: 486 Card: 1 of 1

Location:

1022 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Level
 Utilities None
 Street Paved

Sale Data	
Sale Date	04/01/1993
Sale Price	10,000
Sale Type	Land & Buildings
Financing	Unknown
Verified
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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 (Fract)	20,000.00	13,856	100%		13,856	
Total Acres 0.48				Land Total		13,856	
Accpt Land		13,900	Accepted Bldg		0	Total	13,900

PERRY
Name: MORRISON,GRAY B

Valuation Report

11/03/2015

Page 663

Map/Lot: 015-024

Account: 492 Card: 1 of 1

Location: 1866 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000	
0.59	Acres-Rear Land 2	450.00	266	100%		266	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.59						Land Total	26,266

Dwelling Description

Replacement Cost New

Conventional	One Story	736 Sqft	Grade D 110	Base	68,525
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-2,182
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	-664
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Below Average	Typical	65,679
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	39,407	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1910	42	D 110	1.068	Avg-	60%	100%	100%	641
Frame Garage	1910	400	C 100	10.796	Avg.	65%	100%	100%	7,017
Outbuilding Total									7,658

Acpt Land 26,300 **Accepted Bldg** 47,100 **Total** 73,400

PERRY
 Name: MORRISON,GRAY B

Valuation Report

11/03/2015

Page 664

Map/Lot:

016-005-001

Account: 493 Card: 1 of 1

Location:

1861 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
1.14	Acres-Rear Land 2	450.00	513	100%		513
Total Acres 2.14					Land Total	18,513

Acpt Land 18,500 **Accepted Bldg** 0 **Total** 18,500

PERRY
 Name: MORRISON,GRAY B

Valuation Report

11/03/2015
 Page 665
 010-037-001
 SHORE RD

Account: 495 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Ocean	85,000.00	134,397	90%	Unimproved	120,957
7.50	Acres-Rear Land 1	3,000.00	22,500	100%		22,500
Total Acres 10.00				Land Total		143,457
Acpt Land		143,500	Accepted Bldg		0	Total
						143,500

PERRY
 Name: MORRISON,GRAY B,FRANCES KAY &

Valuation Report

11/03/2015
 Page 666
 010-036-002
 SHORE RD

Account: 261 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities None
 Street Paved

Sale Data	
Sale Date	10/27/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	50,000.00	50,000	90%	Unimproved	45,000	
1.00	Acres-Rear Land 4	1,000.00	1,000	100%		1,000	
Total Acres 2.00					Land Total	46,000	
Acpt Land		46,000	Accepted Bldg		0	Total	46,000

PERRY
 Name: MORRISON,GRAY B.

Valuation Report

11/03/2015
 Page 667
 010-036-001
 SHORE RD

Map/Lot:
 Location:

Account: 494 Card: 1 of 1

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	50,000.00	50,000	90%	Unimproved	45,000	
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000	
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300	
Total Acres 35.00					Land Total	71,300	
Acpt Land		71,300	Accepted Bldg		0	Total	71,300

PERRY
Name: MORRISON,HEATHER

Valuation Report

11/03/2015

Page 668

Map/Lot: 016-036

Account: 490 Card: 1 of 1

Location: 5 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.52	Acres-Rear Land 2	450.00	684	100%		684
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.52						Land Total 26,684

Dwelling Description

Replacement Cost New

Ranch	One Story	1,042 Sqft	Grade C 100	Base	88,479
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,050
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	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	91,429
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		73%	95% 100%	63,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1950	184	C 100	2,635	Avg.	73%	95%	100%	1,828
Wood Deck	1950	64	C 100	762	Avg.	73%	95%	100%	528
Encl Frame Porch	1950	184	C 100	2,635	Avg.	73%	95%	100%	1,828
Frame Garage	1950	624	C 100	14,602	Avg.	73%	95%	100%	10,126
Outbuilding Total									14,310

Acpt Land 26,700 **Accepted Bldg** 77,700 **Total** 104,400

Valuation Report

Account: 246 Card: 1 of 1

Location: 20 JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/08/2014
Sale Price 5,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.03	Acres-Rear Land 2	450.00	14	100%		14
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03						Land Total 18,014

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	966 Sqft	Grade C 100	Base	91,539
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,173
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	Typical	Typical	Fair	Typical	89,366
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	95%	100%	59,428	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanc	1976	39	C 100	824	Fair	70%	95%	100%	548
Outbuilding Total									548

Acpt Land 18,000 **Accepted Bldg** 60,000 **Total** 78,000

PERRY
 Name: MORRISON,JEFFREY S

Valuation Report

11/03/2015

Page 670

Map/Lot:

015-036

Account: 707 Card: 1 of 1

Location:

208 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 05/04/2004
 Sale Price 35,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
44.00	Acres-Rear Land 2	450.00	19,800	100%		19,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 45.00						37,800
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	0	576	D 100	11,305	Avg-	60%	100%	100%	6,783
Frame Shed	0	264	E 100	1,736	Poor	40%	50%	100%	347
Outbuilding Total									7,130

Acpt Land 37,800 **Accepted Bldg** 7,100 **Total** 44,900

PERRY
 Name: MORRISON,MAYNARD

Valuation Report

11/03/2015
 Page 671
 018-017
 GOLDING RD

Account: 498 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,812	100%		12,812	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.14					Land Total	18,812	
Acpt Land		18,800	Accepted Bldg		0	Total	18,800

Valuation Report

Neighborhood 19	SHORE RD	Sale Data
Zoning/Use	Residential .	Sale Date 01/01/2001
Topography	Below Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Semi-Improved	Financing
		Verified
		Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	30,000.00	18,248	100%		18,248
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.37			Land Total			24,248

Dwelling Description				Replacement Cost New		
Conventional	One Story	792 Sqft	Grade D 110	Base		69,959
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	None	Basement		-7,144
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		-714
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1940	0	Typical	Typical	Below Average	Typical			62,101		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		64%	100%	100%	39,745			
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Story Frame	1940	189	D 100	3,273	Fair	54%	100%	100%	1,767	
Frame Garage	1940	320	D 100	7,738	Fair	54%	100%	100%	4,179	
Outbuilding Total									5,946	
Acpt Land		24,200		Accepted Bldg		45,700		Total	69,900	

PERRY
 Name: MORRISON, MAYNARD & RITA

Valuation Report

11/03/2015

Page 673

Map/Lot: 010-047

Account: 485 Card: 1 of 1

Location: 31 MAYNARDS TRAILER PK RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 01/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	100,573	50%	Restrictio	50,287
Total Acres 1.40						50,287

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1940	120	D 100	1.641	Poor	44%	100%	100%	722	
Outbuilding Total									722	

Acpt Land	50,300	Accepted Bldg	700	Total	51,000
------------------	--------	----------------------	-----	--------------	--------

PERRY
 Name: MORRISON, MAYNARD & RITA J

Valuation Report

11/03/2015
 Page 674
 010-046-001
 SHORE RD

Account: 831 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.51	Acres-Baselot (Fract)	30,000.00	21,424	100%		21,424	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.51						Land Total	27,424

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12Mobile Home	1947	12X40	D 100	12,786	Avq-	30%	100%	100%	3,836	
Outbuilding Total									3,836	
Acpt Land		27,400	Accepted Bldg		3,800	Total		31,200		

PERRY
 Name: MORRISON, MAYNARD C & GERALD S

Valuation Report

11/03/2015

Page 675

Map/Lot:

018-047-001

Account: 487 Card: 1 of 1

Location:

61 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Level
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000	
0.20	Acres-Rear Land 2	450.00	90	100%		90	
Total Acres 1.20						Land Total	20,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1900	1092	D 100	9,787	Fair	50%	100%	100%	4,894
Outbuilding Total									4,894
Acpt Land		20,100	Accepted Bldg		4,900	Total			25,000

Account: 499 Card: 1 of 1

Map/Lot: 010-045
Location: 456 SHORE RD

Neighborhood 19	SHORE RD	Sale Data
Zoning/Use	Residential .	Sale Date 01/01/2001
Topography	Above Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Semi-Improved	Financing
		Verified
		Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 1 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	50,000.00	50,000	100%		50,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
17.00	Acres-Rear Land 2	450.00	7,650	100%		7,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						83,650

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,280 Sqft	Grade C 100	Base		149,292
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		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	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1958	0	Typical	Typical	Average	Typical	149,292	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		76%	100%	100%	113,462

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1958	80	C 100	1,593	Avg.	76%	100%	100%	1,211
Frame Shed	1958	1500	D 100	13,206	Avg.	76%	100%	100%	10,037
Frame Garage	1958	1440	D 100	23,342	Avg.	76%	100%	100%	17,740
Frame Shed	1958	720	E 100	4,066	Fair	62%	100%	100%	2,521
Frame Shed	1958	1200	D 100	10,692	Avg.	76%	100%	100%	8,126
Hanger	1958	1200	D 100	10,692	Avg.	76%	100%	100%	8,126
Frame Shed	1958	80	E 100	796	Poor	52%	100%	100%	414
Frame Shed	1958	96	E 100	878	Avg.	76%	100%	100%	667
Railroad Car/Box	1958	1	C 100	1,200	Avg.	76%	100%	100%	912
Outbuilding Total									49,754

Acpt Land	83,700	Accepted Bldg	163,200	Total	246,900
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: MORRISON, MAYNARD C & RITA J

Valuation Report

11/03/2015

Page 677

Map/Lot: 010-046

Account: 500 Card: 1 of 1

Location: 31 MAYNARDS TRAILER LN

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	80,000.00	80,000	90%	Unimproved	72,000
10.00	Acres-Rear Land 1	3,000.00	30,000	100%		30,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.00			Land Total			108,000
Acpt Land		108,000	Accepted Bldg		0	Total 108,000

PERRY
Name: MORRISON,TROY

Valuation Report

11/03/2015

Page 678

Map/Lot:

011-035

Account: 483 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850	
Total Acres 14.00				Land Total		16,650	
Acpt Land		16,700	Accepted Bldg		0	Total	16,700

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Baselot (Fract)	30,000.00	23,622	100%		23,622
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.62			Land Total			29,622

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	640 Sqft	Grade D 110	Base	91,043
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	Typical	Typical	Average	Typical	91,043
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	78,297

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	88	D 110	860	Avq.	86%	100%	100%	740
Frame Shed	1987	120	E 100	1,000	Avq.	86%	100%	100%	860
Frame Shed	1987	56	E 100	674	Avq.	86%	100%	100%	580
Outbuilding Total									2,180

Acpt Land	29,600	Accepted Bldg	80,500	Total	110,100
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: MOSES,GERALD V & SUSAN C

Valuation Report

11/03/2015

Page 680

Map/Lot: 018-022

Account: 443 Card: 1 of 1

Location: 6 LITTLE RIVER DR

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Below Street
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	07/05/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Misc (Fract)	12,000.00	5,879	100%		5,879
Total Acres 0.24			Land Total			5,879
Accpt Land		5,900	Accepted Bldg		0	Total
						5,900

PERRY
 Name: MOSES,GERALD V & SUSAN C

Valuation Report

11/03/2015

Page 681

Map/Lot: 018-021

Account: 714 Card: 1 of 1

Location: 4 LITTLE RIVER DR

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/05/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.35	Acres-Rear Land 2	450.00	158	100%		158
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.35					Land Total	18,158

Acpt Land 18,200 **Accepted Bldg** 0 **Total** 18,200

PERRY
Name: MOSES,GERALD V & SUSAN C

Valuation Report

11/03/2015

Page 682

Map/Lot:

018-023

Account: 715 Card: 1 of 1

Location:

7 LITTLE RIVER RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Below Street
Utilities None
Street Semi-Improved

Sale Data

Sale Date 07/05/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Misc (Fract)	12,000.00	9,968	100%		9,968
Total Acres 0.69				Land Total		9,968

Acpt Land	10,000	Accepted Bldg	0	Total	10,000
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: MUMME,JACAB C

Valuation Report

11/03/2015

Page 683

Map/Lot:

002-018

Account: 204 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
Topography Level
Utilities NoneNone
Street Semi-Improved

Sale Data

Sale Date 04/01/2011
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	8,485	75%	Unimproved	6,364
Total Acres 0.50					Land Total	6,364

Acpt Land	6,400	Accepted Bldg	0	Total	6,400
------------------	-------	----------------------	---	--------------	-------

Valuation Report

Map/Lot: 006-004

Account: 505 Card: 1 of 1

Location: 736 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/28/2014
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.44	Acres-Rear Land 2	450.00	1,098	100%		1,098
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.44						Land Total 27,098

Dwelling Description

Replacement Cost New

Conventional	One Story	400 Sqft	Grade D 110	Base	51,522
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,952
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	-361
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Old Type	Old Type	Fair	Typical	47,910
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	50%	89%	100%	21,320	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1920	180	D 110	3,430	Fair	50%	89%	100%	1,526
Open Frame Porch	1920	160	D 110	1,251	Fair	50%	89%	100%	557
Wood Deck	1920	72	D 110	745	Fair	50%	89%	100%	331
Stable w/Loft	1960	396	E 100	3,396	Poor	53%	100%	100%	1,800
Frame Shed	1960	242	E 100	1,624	Poor	53%	100%	100%	861
Frame Shed	1960	180	E 100	1,308	Poor	53%	100%	100%	693
Outbuilding Total									5,768

Acpt Land 27,100 **Accepted Bldg** 27,100 **Total** 54,200

PERRY
 Name: MURPHY, MICHAEL L

Valuation Report

11/03/2015

Page 685

Map/Lot:

006-030-A

Location:

RT 1

Account: 860 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/14/2007
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2011	14X60	C 100	23,132	Avq.	95%	100%	100%	21,975
Wood Deck	2011	66	C 100	778	Avq.	95%	100%	100%	739
Frame Shed	2012	110	D 100	1,557	Avq-	90%	100%	100%	1,401
Outbuilding Total									24,115
Acpt Land			0	Accepted Bldg		24,100	Total		24,100

PERRY
Name: MUSOLFF,WINIFRED

Valuation Report

11/03/2015

Page 686

Map/Lot: 005-052

Account: 364 Card: 1 of 1

Location: 613 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 27,350

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade C 100	Base	90,959
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,382
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
1932	0	Typical	Typical	Average	Typical	89,577
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		66%	100%	59,121

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1932	324	C 100	6,843	Ava.	66%	100%	100%	4,516
Frame Shed	1932	90	D 100	1,390	Ava.	66%	100%	100%	917
Outbuilding Total									5,433

Acpt Land 27,400 **Accepted Bldg** 64,600 **Total** 92,000

PERRY
 Name: MYRICK,GERALD & DENISE

Valuation Report

11/03/2015

Page 687

Map/Lot: 011-030

Account: 217 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	02/17/2015
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800	
Total Acres 25.00					Land Total	21,600	
Acpt Land		21,600	Accepted Bldg		0	Total	21,600

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/27/2006
 Sale Price 195,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
37.00	Acres-Rear Land 2	450.00	16,650	100%		16,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 38.00						42,650

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,052 Sqft	Grade B 100	Base		177,884
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-4,078
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,719
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	182,525
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	80%	100%	146,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	276	B 100	2,854	Avg.	80%	100%	100%	2,283
Encl Frame Porch	1970	24	B 100	1,250	Avg.	80%	100%	100%	1,000
Frame Garage	2007	1200	B 100	30,485	Good	94%	100%	100%	28,656
Outbuilding Total									31,939

Acpt Land 42,700 **Accepted Bldg** 178,000 **Total** 220,700

PERRY
 Name: NEPTUNE,LYNN A SMITH

Valuation Report

11/03/2015

Page 689

Map/Lot: 006-057

Account: 1024 Card: 1 of 1

Location: 735 US RTE ONE

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/01/2013
 Sale Price 7,700
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 26,450

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	90,706
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,531
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	960	Insulation	528
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Average	Typical	97,165	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	89,392

Acpt Land 26,500 **Accepted Bldg** 89,400 **Total** 115,900

Valuation Report

Account: 221 Card: 1 of 1

Location: LEACH POINT RD

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 07/29/2003
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean -	75,000.00	56,624	90%	Unimproved	50,961
Total Acres 0.57				Land Total		50,961
Accpt Land		51,000	Accepted Bldg		0	Total
						51,000

PERRY
Name: NEWCOMB,DEBORAH

Valuation Report

11/03/2015

Page 691

Map/Lot: 009-008-001

Account: 512 Card: 1 of 1

Location: 338 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.00						Land Total	18,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,011 Sqft	Grade B 100	Base	108,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	264 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,960
Heating	100% Electric	Cooling	0% None	Heat	-2,843
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	632
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	110,283
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		82%	100% 100%	90,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1975	144	B 100	1,752	Ava.	82%	100%	100%	1,437
Frame Shed	1975	130	E 100	1,052	Ava.	82%	100%	100%	863
Outbuilding Total									2,300

Acpt Land 18,900 **Accepted Bldg** 92,700 **Total** 111,600

PERRY
Name: NEWCOMB,DOLLY A

Valuation Report

11/03/2015

Page 692

Map/Lot: 009-008-002

Account: 513 Card: 1 of 1

Location: 280 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellCesspool
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						18,180

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	416 Sqft	Grade C 100	Base	84,126
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	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	Typical	Typical	Average	Typical	84,126
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	95% 100%	58,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	208	C 100	4,393	Avg.	73%	95%	100%	3,047
Unfin Basement	1950	208	C 100	3,646	Avg.	73%	95%	100%	2,529
Wood Deck	2010	651	C 100	5,458	Avg.	73%	95%	100%	3,785
Frame Shed	1950	375	E 100	2,304	Avg.	68%	100%	100%	1,567
Frame Shed	1950	120	E 100	1,000	Avg.	68%	100%	100%	680
Outbuilding Total									11,608

Acpt Land

18,200

Accepted Bldg

69,900

Total

88,100

Neighborhood 14 MAHAR LN

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 7.00						Land Total	28,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	960 Sqft	Grade C 110	Base	143,163
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	4,400
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	153,063
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	123,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1973	487	C 110	6,305	Avg.	81%	100%	100%	5,107
Frame Garage	1973	504	C 110	13,819	Avg.	81%	100%	100%	11,193
Patio	1973	863	C 110	7,669	Avg.	81%	100%	100%	6,212
Frame Shed	1973	320	D 100	3,317	Avg.	81%	100%	100%	2,687
Outbuilding Total									25,199

Acpt Land	28,700	Accepted Bldg	149,200	Total	177,900
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: NEWCOMB,GREGORY & LOUISE

Valuation Report

11/03/2015

Page 694

Map/Lot: 010-002

Account: 59 Card: 1 of 1

Location: 1391 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 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	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
2.54	Acres-Rear Land 1	3,000.00	7,620	100%		7,620
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.54						Land Total 43,620

Commercial Description

Occupancy Type	Retail Store....	Mini Warehouse..	Data used for
Class & Quality	Rigid Frame.Avg.	Rigid Frame.Avg.	calculations supplied
# Dwelling Units	0	0	by Marshall & Swift
Exterior	Aluminum/Vinyl	Aluminum/Vinyl	which hereby
Stories & Height	1 STORY @ 12'	1 STORY @ 12'	reserves all rights
Heating/Cooling	Wall/Floor Furn	NONE	herein. Copyright
Built	1993	1993	2015, Marshall &
Remodeled	0	0	Swift.
Base Cost/Sqft	33.23		16.05
Heat-Cool/Sqft	+ 1.32		0.00
Total	34.55		16.05
Size Factor	X 1.146		1.083
Adjusted Cost/Sqft	39.59		17.38
Total Square Feet	X 1,920		1,640
Replacement Cost	76,013		28,503
Condition	Good	Average	
% Good Physical	X .84		.76
Functional	X 1.00		1.00
Subtotal	63,851		21,662
Economic Factor	X 1.00	Total Value	85,513

Acpt Land 43,600 **Accepted Bldg** 85,500 **Total** 129,100

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 12/13/2012
Topography	Rolling	Sale Price 65,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
12.30	Acres-Rear Land 2	450.00	5,535	100%		5,535
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						31,535

Dwelling Description				Replacement Cost New		
Conventional	Two Story	864 Sqft	Grade C 100	Base		119,834
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-3,565
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		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1894	1978	Typical	Typical	Average	Typical			122,269		
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		65%	100%	100%	79,475			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1894	144	C 100	3,041	Avg.	65%	100%	100%	1,977	
Frame Garage	1894	576	C 100	13,786	Avg.	65%	100%	100%	8,961	
Open Frame Porch	1894	48	C 100	521	Avg.	65%	100%	100%	339	
Outbuilding Total									11,277	
Acpt Land		31,500		Accepted Bldg			90,800		Total	122,300

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
8.00	Acres-Rear Land 2	450.00	3,600	100%		3,600	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 9.00						Land Total	21,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade B 100	Base	110,466
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	736 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,885
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	650
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	134,301
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		82%	100% 100%	110,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1989	676	B 100	17,846	Avg.	82%	100%	100%	14,634
Unfin Basement	1989	676	B 100	7,242	Avg.	82%	100%	100%	5,938
Wood Deck	1989	80	B 100	1,112	Avg.	82%	100%	100%	912
Bulkhead	1975	48	B 100	1,558	Avg.	82%	100%	100%	1,278
Wood Deck	1989	280	B 100	3,112	Avg.	82%	100%	100%	2,552
Wood Deck	1975	80	B 100	1,112	Avg.	82%	100%	100%	912
2S Frame Garage	1980	1107	B 100	39,949	Avg.	84%	100%	100%	33,557
Stable w/Loft	1988	1024	C 110	14,670	Avg.	87%	100%	100%	12,763
Frame Shed	1975	48	D 100	1,038	Avg.	82%	100%	100%	851
Frame Shed	1989	120	E 100	1,000	Avg.	87%	100%	100%	870
Outbuilding Total									74,267

Acpt Land	21,600	Accepted Bldg	184,400	Total	206,000
------------------	--------	----------------------	---------	--------------	---------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00						Land Total 20,250

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	662 Sqft	Grade C 100	Base	100,686
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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
1890	1960	Typical	Typical	Average	Typical	100,686
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	65,446	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	130	C 100	2,746	Avg.	65%	100%	100%	1,785
Unfin Basement	1890	130	C 100	3,288	Avg.	65%	100%	100%	2,137
Two Story Frame	1996	768	C 110	26,408	Avg.	90%	100%	100%	23,767
Wood Deck	1996	136	C 100	1,338	Avg.	65%	100%	100%	870
2S Frame Garage	1993	1500	C 110	45,292	Avg.	89%	100%	100%	40,310
Frame Shed	1993	600	C 100	6,907	Avg.	89%	100%	100%	6,147
Outbuilding Total									75,016

Acpt Land	20,300	Accepted Bldg	140,500	Total	160,800
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: NEWCOMB,WILLIAM B

Valuation Report

11/03/2015

Page 698

Map/Lot: 009-008-001-001
 Location: SOUTH MEADOW RD OFF

Account: 516 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
Total Acres 10.00					Land Total	14,850
Acpt Land		14,900	Accepted Bldg		0	Total
						14,900

PERRY
 Name: NEWCOMB,WILLIAM B

Valuation Report

11/03/2015

Page 699

Map/Lot: 009-006

Account: 517 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/16/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.21	Acres-Rear Land 2	450.00	95	100%		95	
Total Acres 0.21				Land Total		95	
Accpt Land		100	Accepted Bldg		0	Total	100

PERRY
 Name: NEWCOMB,WILLIAM B

Valuation Report

11/03/2015

Page 700

Map/Lot: 009-009

Account: 518 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	09/16/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
17.00	Acres-Rear Land 2	450.00	7,650	100%		7,650	
Total Acres 18.00					Land Total	18,450	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
Name: NEWCOMB,WILLIAM B

Valuation Report

11/03/2015

Page 701

Map/Lot: 009-001+008

Account: 520 Card: 1 of 2

Location: 308 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 1990
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2021

Sale Data
Sale Date 09/16/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2011 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Misc (Fract)	12,000.00	16,971	100%		16,971
57.00	Acres-Rear Land 2	450.00	25,650	100%		25,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
99.00	Acres-Softwood	119.00	11,781	100%		11,781
233.00	Acres-Mixed Wood	126.00	29,358	100%		29,358
247.00	Acres-Hardwood	117.00	28,899	100%		28,899
Total Acres 638.00						118,659

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	600 Sqft	Grade D 110	Base	89,382
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-691
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,608
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-474
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1940	Typical	Typical	Fair	Typical	90,057
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			50%		100%	100%
						45,028

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 3/4 Story Fr	1890	414	D 110	11,199	Fair	Phy	Func	Econ	5,600
Unfin Basement	1890	414	D 110	4,142	Fair	50%	100%	100%	2,071
Open Frame Porch	1890	392	D 110	2,869	Fair	50%	100%	100%	1,434
Frame Shed	1940	660	E 100	3,760	Poor	44%	25%	100%	414
Frame Shed	1940	800	E 100	4,476	Poor	44%	25%	100%	492
Concrete Slab...	2002	924	D 100	1,894	Avq-	87%	100%	100%	1,648
Outbuilding Total									11,659

Acpt Land

118,700

Accepted Bldg

56,700

Total

175,400

PERRY
 Name: NEWCOMB,WILLIAM B

Valuation Report

11/03/2015

Page 702

Map/Lot:

009-001+008

Account: 520 Card: 2 of 2

Location:

SO MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2002

Sale Data
 Sale Date 09/16/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2007	1650	B 200	44,095	V.G.	94%	100%	100%	41,449	
Frame Shed	1940	600	E 100	3,454	Poor	44%	50%	100%	760	
Frame Shed	1940	600	E 100	3,454	Poor	44%	50%	100%	760	
Frame Shed	1940	1800	E 100	9,586	Poor	44%	50%	100%	2,109	
Frame Shed	1940	160	E 100	1,205	Poor	44%	100%	100%	530	
Frame Shed	2007	768	A 200	25,872	V.G.	94%	100%	100%	24,320	
Frame Shed	2007	96	E 100	878	Avq.	94%	100%	100%	825	
Frame Shed	2012	288	C 100	3,718	Avq.	95%	100%	100%	3,532	
Outbuilding Total									74,285	
Accpt Land			0	Accepted Bldg			74,300	Total		74,300

PERRY
Name: NEWCOMB,WILLIAM B

Valuation Report

11/03/2015
Page 703
009-001+008
SO MEADOW RD

Account: 520

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	118,700	56,700	175,400	118,700	56,700	175,400
2	0	74,300	74,300	0	74,300	74,300
TOTAL	118,700	131,000	249,700	118,700	131,000	249,700

PERRY
Name: NEWELL,ALBERTA J DOWNING

Valuation Report

11/03/2015

Page 704

Map/Lot: 014-024

Account: 698 Card: 1 of 1

Location: 30 COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 05/17/2007
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	38,367	100%		38,367
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23						Land Total 44,367

Dwelling Description

Replacement Cost New

Conventional	One Story	500 Sqft	Grade D 100	Base	51,439
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-4,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-648
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	-410
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	2008	Typical	Typical	Average	Typical	46,281
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	39,802	
Outbuildings/Additions/Improvements					Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1987	280	D 100	2,042	Avq.	1,756
Wood Deck	1987	48	D 100	520	Avq.	447
Outbuilding Total						2,203

Acpt Land 44,400 **Accepted Bldg** 42,000 **Total** 86,400

PERRY
 Name: NEWELL, BARBARA A

Valuation Report

11/03/2015

Page 705

Map/Lot:

002-009

Account: 292 Card: 1 of 1

Location:

LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 04/01/2014
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	100%		15,000
2.40	Acres-Rear Land 1	3,000.00	7,200	100%		7,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.40					Land Total	28,200
Acpt Land		28,200	Accepted Bldg		0	Total
						28,200

PERRY
 Name: NEWMAN,JOAN

Valuation Report

11/03/2015
 Page 706
 012-024
 US RTE ONE

Account: 819 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 05/08/2006
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%		18,000
9.59	Acres-Rear Land 2	450.00	4,316	100%		4,316
Total Acres 10.59					Land Total	22,316
Acpt Land		22,300	Accepted Bldg		0	Total
						22,300

PERRY
 Name: NICHOLAS,CALVIN A JR & PATRICIA

Valuation Report

11/03/2015

Page 707

Map/Lot: 015-016-001

Account: 52 Card: 1 of 1

Location: 753 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 04/01/1989
 Sale Price 9,500
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 1 50 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.00						Land Total 24,300

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,110 Sqft	Grade B 100	Base	178,147
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,024
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Heavy			Insulation	1,388
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	202,309
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	88%	100%	178,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	240	B 100	2,712	Ava.	88%	100%	100%	2,387
Wood Deck	1991	68	B 100	992	Ava.	88%	100%	100%	873
Outbuilding Total									3,260

Acpt Land 24,300 **Accepted Bldg** 181,300 **Total** 205,600

PERRY
Name: NICHOLS,CHARLES

Valuation Report

11/03/2015

Page 708

Map/Lot: 013-049-002

Account: 1095 Card: 1 of 1

Location: 263 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/05/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
3.60	Acres-Rear Land 2	450.00	1,620	100%		1,620
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.60						Land Total 57,620

Dwelling Description

Replacement Cost New

Conventional	One Story	1,176 Sqft	Grade C 115	Base	115,752
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,961
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	676
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	122,989
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	93%	100%	100%	114,380	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2005	264	C 115	6,412	Avg.	93%	100%	100%	5,963
Wood Deck	2005	220	C 115	2,312	Avg.	93%	100%	100%	2,150
Frame Shed	2005	160	D 100	1,976	Avg.	93%	100%	100%	1,838
Frame Garage	2005	624	C 115	16,792	Avg.	93%	100%	100%	15,617
Outbuilding Total									25,568

Acpt Land 57,600 **Accepted Bldg** 139,900 **Total** 197,500

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.28	Acres-Ocean	85,000.00	153,942	100%		153,942
3.70	Acres-Rear Land 1	3,000.00	11,100	100%		11,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.98						Land Total 171,042

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,440 Sqft	Grade C 100	Base	161,876
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,264
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	2	Plumbing	8,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	173,612
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		76%	100% 100%	131,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	128	C 100	1,139	Avg.	76%	100%	100%	866
Open Frame Porch	1960	736	C 100	5,839	Avg.	76%	100%	100%	4,438
Encl Frame Porch	1960	160	C 100	2,390	Avg.	76%	100%	100%	1,816
Frame Garage	1960	720	B 100	20,291	Avg.	76%	100%	100%	15,421
Frame Garage	1960	320	C 100	9,437	Avg.	76%	100%	100%	7,172
Frame Shed	1960	192	D 100	2,244	Avg.	76%	100%	100%	1,705
Frame Shed	1960	96	D 100	1,440	Avg.	76%	100%	100%	1,094
Outbuilding Total									32,512

Acpt Land	171,000	Accepted Bldg	164,500	Total	335,500
------------------	---------	----------------------	---------	--------------	---------

PERRY
Name: NIXON,GARY;

Valuation Report

11/03/2015

Page 710

Map/Lot:

009-050

Account: 435 Card: 1 of 1

Location:

1372 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
50.00	Acres-Rear Land 3(>100)	300.00	15,000	100%		15,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 151.00						Land Total 84,800

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	480 Sqft	Grade D 110	Base	77,908
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-866
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	Minimal			Insulation	-649
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	1960	Typical	Typical	Below Average	Typical	76,393	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	95%	100%	43,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	288	D 110	5.487	Avq-	60%	95%	100%	3,127
Encl Frame Porch	1900	100	D 110	1.603	Avq-	60%	95%	100%	914
Outbuilding Total									4,041

Acpt Land

84,800

Accepted Bldg

47,600

Total

132,400

PERRY
 Name: NORTHERN NEW ENGLAND DIV OF THE

Valuation Report

11/03/2015
 Page 711
 006-040-001
 COUNTY RD

Account: 51 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

Zoning/Use Religious.....
 Topography
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 43 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 1.00				Land Total		20,000
Acpt Land		20,000	Accepted Bldg		0	Total
						20,000

Account: 347 Card: 1 of 1

Neighborhood 10 BURBY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/29/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.35	Acres-Baselot (Fract)	50,000.00	76,649	100%		76,649
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.35						Land Total 82,649

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,760 Sqft	Grade A 100	Base	290,180
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1320 Sqft, Grade A	Basement Gar	None	Fin Bsmt	29,700
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,699
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	45,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,500
Insulation	Heavy			Insulation	2,310
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Modern	Modern	Average	Typical	381,389
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	354,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	2004	154	A 100	7,221	Avq.	93%	100%	100%	6,716
Wood Deck	2004	220	A 100	3,015	Avq.	93%	100%	100%	2,804
Open Frame Porch	2004	276	A 100	3,424	Avq.	93%	100%	100%	3,184
Open Frame Porch	2004	288	A 100	3,564	Avq.	93%	100%	100%	3,315
Patio	2004	100	A 100	1,875	Avq.	93%	100%	100%	1,744
Outbuilding Total									17,763

Acpt Land 82,600 **Accepted Bldg** 372,500 **Total** 455,100

PERRY
 Name: NORTON,RICHARD C;GREENLAW,JANE N
 NORTON,PATRICIA N
 Account: 526 Card: 1 of 6

Valuation Report

11/03/2015
 Page 713
 001-001
 373 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellNone
 Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Ocean	85,000.00	208,207	100%		208,207
7.34	Acres-Ocean	85,000.00	230,286	100%		230,286
11.48	Acres-Open Space/Ocean	80,000.00	271,057	55%	Restrictio	149,081
9.46	Acres-Open Space/Ocean	55,000.00	169,164	55%	Restrictio	93,040
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
6.00	# -Lot Improvements	3,000.00	18,000	100%		18,000
Total Acres 34.28						Land Total 700,414

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,131 Sqft	Grade D 100	Base		115,066
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-3,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-3,122
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,391
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1793	1960	Old Type	Old Type	Below Average	Typical	106,929				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Fire Damage		None		60%	85%	100%	54,534			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1793	312	D 100	2,101	Avq-	60%	85%	100%	1,072	
Wood Deck	1793	80	D 100	730	Avq-	60%	85%	100%	372	
Encl Frame Porch	1793	171	D 100	2,052	Avq-	60%	85%	100%	1,046	
Outbuilding Total									2,490	
Acpt Land		700,400		Accepted Bldg		57,000		Total		757,400

PERRY

Valuation Report

11/03/2015

Name: NORTON,RICHARD C;GREENLAW,JANE N

Page 714

NORTON,PATRICIA N

Map/Lot:

001-001

Account: 526 Card: 2 of 6

Location:

381 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1
Reference 2 1921 LOG CABIN
Tran/Land/Bldg 0 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Table with columns: Dwelling Description, Replacement Cost New. Rows include Post & Bean/Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total Value(Rcnld). Rows include Built 1921, Renovated 0, Kitchens Old Type, Baths Old Type, Condition Below Average, Layout Typical, Functional Obsolescence None, Economic Obsolescence no electricity.., Phys. % 60%, Func. % 94%, Econ. % 81%.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ.

Acpt Land 0 Accepted Bldg 27,700 Total 27,700

PERRY

Valuation Report

11/03/2015

Name: NORTON,RICHARD C;GREENLAW,JANE N

Page 715

NORTON,PATRICIA N

Map/Lot:

001-001

Account: 526 Card: 3 of 6

Location:

391 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total Value(Rcnld). Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Outbuildings/Additions/Improvements.

Acpt Land 0 Accepted Bldg 38,000 Total 38,000

PERRY

Valuation Report

11/03/2015

Name: NORTON,RICHARD C;GREENLAW,JANE N

Page 716

NORTON,PATRICIA N

Map/Lot:

001-001

Account: 526 Card: 4 of 6

Location:

11 &12 SHEEP PASTURE LN

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellNone
Street Gravel

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

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total Value(Rcnld). Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Garage, Unfinished Attic, Frame Shed, Frame Shed.

Acpt Land 0 Accepted Bldg 44,900 Total 44,900

PERRY

Valuation Report

11/03/2015

Name: NORTON,RICHARD C;GREENLAW,JANE N

Page 717

NORTON,PATRICIA N

Map/Lot:

001-001

Account: 526 Card: 5 of 6

Location:

32 SHEEP PASTURE LN

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Includes sub-table for Outbuildings/Additions/Improvements.

Acpt Land 0 Accepted Bldg 56,000 Total 56,000

PERRY

Valuation Report

11/03/2015

Name: NORTON,RICHARD C;GREENLAW,JANE N

Page 718

NORTON,PATRICIA N

Map/Lot:

001-001

Account: 526 Card: 6 of 6

Location:

52 SHEEP PASTURE LN

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total Value(Rcnld). Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

PERRY

Valuation Report

11/03/2015

Name: NORTON,RICHARD C;GREENLAW,JANE N

Page 719

NORTON,PATRICIA N

Map/Lot:

001-001

Account: 526

Location:

52 SHEEP PASTURE LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	700,400	57,000	757,400	700,400	57,000	757,400
2	0	27,700	27,700	0	27,700	27,700
3	0	38,000	38,000	0	38,000	38,000
4	0	44,900	44,900	0	44,900	44,900
5	0	56,000	56,000	0	56,000	56,000
6	0	45,000	45,000	0	45,000	45,000
TOTAL	700,400	268,600	969,000	700,400	268,600	969,000

PERRY

Valuation Report

11/03/2015

Name: NORTON,RICHARD C;GREENLAW,JANE N &

Page 720

PATRICIA N

Map/Lot:

001-002

Account: 1119 Card: 1 of 1

Location:

BIRCH PT RD

Neighborhood 7 BIRCH PT RD
 Tree Growth 2005
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2014 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
37.00	Acres-Mixed Wood	126.00	4,662	100%		4,662
Total Acres 37.00				Land Total		4,662
Accpt Land		4,700	Accepted Bldg		0	Total
						4,700

PERRY
 Name: ODELL,MARTIN & MANDY

Valuation Report

11/03/2015

Page 721

Map/Lot:

003-026-C

Account: 1099 Card: 1 of 1

Location:

8 KNOTA LN

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
10Mobile Home	1975	10X56	D 100	13,665	Avq.	40%	85%	100%	4,646	
Concrete Slab...	1975	500	D 100	1,025	Avq.	82%	100%	100%	840	
A-Roof.....	1975	560	D 100	1,378	Avq.	82%	100%	100%	1,130	
One Story Frame	1975	470	D 100	8,139	Avq.	82%	85%	100%	5,673	
Drilled Well	1975	1	C 100	3,000	Avq.	82%	100%	100%	2,460	
Septic System	1075	1	C 100	3,000	Avq.	65%	100%	100%	1,950	
Outbuilding Total									16,699	
Acpt Land			0	Accepted Bldg			16,700	Total		16,700

PERRY
 Name: OGDEN,AUSTIN G & LYNDA P

Valuation Report

11/03/2015
 Page 722
 005-005-001-002
 OGDEN DRIVE

Account: 873 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.49	Acres-Ocean/Cove	50,000.00	61,033	90%	Unimproved	54,930
Total Acres 1.49					Land Total	54,930
Accpt Land		54,900	Accepted Bldg		0	Total
						54,900

PERRY
 Name: OGDEN,AUSTIN G & LYNDA P

Valuation Report

11/03/2015
 Page 723
 005-005-001-006
 OGDEN DRIVE

Account: 877 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Ocean/Cove	50,000.00	82,158	90%	Unimproved	73,943
3.62	Acres-Rear Land 2	450.00	1,629	100%		1,629
Total Acres 6.32					Land Total	75,572
Acpt Land		75,600	Accepted Bldg		0	Total
						75,600

PERRY
 Name: OGDEN,JOSHUA D

Valuation Report

11/03/2015

Page 724

Account: 25 Card: 1 of 1

Map/Lot: 005-001-001
 Location: OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/29/2003
 Sale Price 44,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.43	Acres-Ocean/Cove	50,000.00	77,942	90%	Unimproved	70,148
Total Acres 2.43				Land Total		70,148
Acpt Land		70,100	Accepted Bldg		0	Total
						70,100

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

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

Dwelling Description				Replacement Cost New	
Ranch	One Story	888 Sqft	Grade C 100	Base	80,272
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,994
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	-888
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1950	0	Typical	Typical	Average	73%	100%	100%			77,390
Functional Obsolescence		Economic Obsolescence								56,495
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	1950	864	C 100	26,261	Avg.	73%	100%	100%		19,171
							Outbuilding Total			19,171
Acpt Land			0	Accepted Bldg		75,700	Total			75,700

PERRY
 Name: ONE SIXTY EIGHT SPRUCE POINT RD

Valuation Report

11/03/2015

Page 726

Map/Lot:

018-047

Account: 979 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Sale Data	
Sale Date	11/18/2004
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Shoreland.....
 Topography Level
 Utilities None
 Street Semi-Improved

Reference 1 OPEN SPACE

Reference 2

Tran/Land/Bldg 0 5 0

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-Open Space	25,000.00	28,504	55%	Restrictio	15,677
2.86	Acres-Rear Land 2	450.00	1,287	100%		1,287
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 5.16					Land Total	34,964

Acpt Land	35,000	Accepted Bldg	0	Total	35,000
------------------	--------	----------------------	---	--------------	--------

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000	
27.00	Acres-Rear Land 2	450.00	12,150	100%		12,150	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 28.00						Land Total	36,950

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	987 Sqft	Grade D 110	Base	116,153
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,781
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	Minimal			Insulation	-1,335
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1975	Typical	Typical	Average	Typical	113,037
Functional Obsolescence						Value(Rcnld)
None						73,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
One Story Frame	1890	24	D 110	458	Avg.	65%	100%	100%	298
Stable w/Loft	1890	726	D 100	8,390	Fair	50%	100%	100%	4,195
Stable w/Loft	1890	1102	D 100	11,603	Fair	50%	100%	100%	5,802
Outbuilding Total									10,295

Acpt Land	37,000	Accepted Bldg	83,800	Total	120,800
------------------	--------	----------------------	--------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: ONE SQUARE LLC 43.9%UNDIV

Page 728

&PARKER,FRANKLIN E & HUA HUA E 56.1

Map/Lot:

016-013

Account: 113 Card: 1 of 1

Location:

198 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/27/2004
Sale Price 895,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Ocean, Acres-Rear Land 1, Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 7 columns: Dwelling Description, Price/Unit, Grade, Condition, Replacement Cost New, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1869, Renovated 0, Kitchens Typical, Baths Typical, Condition Below Average, Layout Typical, Total 141,770.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Row includes Frame Garage, 1976, 750, D 110, 15.102, Avg., 82%, 100%, 100%, 12,384.

Acpt Land 324,500 Accepted Bldg 97,400 Total 421,900

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 03/02/2005
 Sale Price 10,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
1.08	Acres-Rear Land 4	1,000.00	1,080	100%		1,080
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.08						57,080

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,452 Sqft	Grade B 110	Base	228,355
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,402
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,497
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	248,004
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	94%	100%	233,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2006	108	B 110	2,556	Ava.	94%	100%	100%	2,403
2S Frame Garage	2006	1120	B 110	44,363	Ava.	94%	100%	100%	41,701
Outbuilding Total									44,104

Acpt Land 57,100 **Accepted Bldg** 277,200 **Total** 334,300

Valuation Report

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	1998	Sale Date 01/14/2015
Zoning/Use	Residential .	Sale Price 202,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Semi-Improved	Verified Public Record
TG RECERT YEAR	2018	Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2008 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
6.00	Acres-Rear Land 4	1,000.00	6,000	100%		6,000
91.00	Acres-Softwood	119.00	10,829	100%		10,829
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 98.00						Land Total 72,829

Dwelling Description

Replacement Cost New

Conventional	One Story	1,148 Sqft	Grade C 110	Base	108,991
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-126
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,831
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	631
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	117,927
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	100,238	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1984	510	C 110	4,763	Avg.	85%	100%	100%	4,049
Frame Shed	1984	144	C 110	2,472	Avg.	85%	100%	100%	2,101
Frame Shed	1984	96	C 110	1,932	Avg.	85%	100%	100%	1,642
Frame Shed	1984	48	C 110	1,393	Avg.	85%	100%	100%	1,184
Frame Shed	1984	702	D 100	6,518	Avg.	85%	100%	100%	5,540
Frame Garage	1984	1120	C 100	23,029	Avg.	85%	100%	100%	19,575
Outbuilding Total									34,091

Acpt Land	72,800	Accepted Bldg	134,300	Total	207,100
------------------	--------	----------------------	---------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: PARKER,FRANKLIN & HUAHUA 1/2

Page 731

Z SQUARE LLC 1/2

Map/Lot:

016-019

Account: 408 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data	
Sale Date	06/15/2011
Sale Price	260,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.59	Acres-Ocean	85,000.00	249,124	90%	Unimproved	224,212
3.40	Acres-Rear Land 1	3,000.00	10,200	100%		10,200
Total Acres 11.99					Land Total	234,412

Acpt Land	234,400	Accepted Bldg	0	Total	234,400
------------------	---------	----------------------	---	--------------	---------

PERRY
 Name: PARKER,FRANKLIN 1/2
 PARKER,HUAHUA 1/2

Valuation Report

11/03/2015

Page 732

Account: 253 Card: 1 of 1

Map/Lot: 016-017+018
 Location: 115 LYMAN RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Sale Data
 Sale Date 01/25/2012
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	96,915	100%		96,915
1.00	# -Lot Improvements	3,000.00	3,000	100%	Excess Frt	3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.71	Acres-Rear Land 1	3,000.00	5,130	100%		5,130
1.00	Acres-Ocean	85,000.00	85,000	90%	Excess Frt	76,500
Total Acres 4.01						Land Total 183,345

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	720 Sqft	Grade D 100	Base	63,406
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-7,970
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,325
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	-590
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Typical	Typical	Average	Typical	53,521			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		generator only		80%	100% 95%	40,676			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1970	144	D 100	2,494	Avg.	80%	100%	95%	1,895
Open Frame Porch	1970	216	D 100	1,492	Avg.	80%	100%	95%	1,134
						Outbuilding Total			3,029
Acpt Land		183,300		Accepted Bldg		43,700		Total	227,000

Valuation Report

Account: 851 Card: 1 of 1

Location: 121 LEACH PT RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	09/01/2002
Sale Price	27,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	90%	Access	49,500
1.26	Acres-Rear Land 1	3,000.00	3,780	100%		3,780
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.26						59,280

Dwelling Description

Replacement Cost New

Conventional	One Story	2,408 Sqft	Grade B 110	Base	228,855
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,867
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Heavy			Insulation	1,656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	256,003
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	94%	100%	90%	216,579	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	126	B 110	1,546	Avg.	94%	100%	90%	1,308
Wood Deck	2006	400	B 110	4,743	Avg.	94%	100%	90%	4,012
Patio	2006	400	B 110	4,812	Avg.	94%	100%	90%	4,071
Frame Garage	2006	583	B 110	19,119	Avg.	94%	100%	90%	16,175
Unfin Basement	2006	583	B 110	7,380	Avg.	94%	100%	90%	6,243
Outbuilding Total									31,809

Acpt Land	59,300	Accepted Bldg	248,400	Total	307,700
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: PASCARELLA,PHILIP

Valuation Report

11/03/2015

Page 734

Account: 527 Card: 1 of 1

Map/Lot: 013-050-003&004
 Location: GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	08/30/2004
Sale Price	184,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.73	Acres-Ocean	85,000.00	140,443	75%	Unimproved	105,332	
Total Acres 2.73				Land Total		105,332	
Acpt Land		105,300	Accepted Bldg		0	Total	105,300

PERRY
 Name: PASCARELLA,PHILIP

Valuation Report

11/03/2015
 Page 735
 013-050-005
 GIN COVE RD

Account: 581 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	08/30/2004
Sale Price	184,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	100,573	75%	Unimproved	75,430
Total Acres 1.40				Land Total		75,430
Acpt Land		75,400	Accepted Bldg		0	Total
						75,400

PERRY
 Name: PASCARELLA,PHILIP

Valuation Report

11/03/2015
 Page 736
 013-050-011
 GIN COVE RD

Account: 992 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	08/30/2004
Sale Price	184,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 THE LOT HAS DEED RESTRICTIONS

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.58	Acres-Baselot (Fract)	50,000.00	62,849	50%	Restrictio	31,425
Total Acres 1.58				Land Total		31,425
Acpt Land		31,400	Accepted Bldg	0	Total	31,400

PERRY
Name: PASCONE,JULIE TOMLINSON &

Valuation Report

11/03/2015
Page 737
013-048-001
GIN COVE RD

Account: 1104 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities
Street Semi-Improved

Reference 1 SOLD 3.39 AC B 3761 P211

Reference 2

Tran/Land/Bldg 0 0 0

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-Ocean	85,000.00	85,000	100%		85,000
1.64	Acres-Rear Land 2	450.00	738	100%		738
Total Acres 2.64				Land Total		85,738
Acpt Land		85,700	Accepted Bldg		0	Total
						85,700

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 738
 006-036
 COUNTY RD

Account: 16 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Ocean	85,000.00	75,070	50%	Restrictio	37,535
Total Acres 0.78					Land Total	37,535
Acpt Land		37,500	Accepted Bldg		0	Total
						37,500

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 739

Map/Lot:

006-038

Account: 17 Card: 1 of 1

Location:

COUNY RD OFF

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Ocean/Cove	50,000.00	66,144	100%		66,144
Total Acres 1.75				Land Total		66,144
Acpt Land		66,100	Accepted Bldg		0	Total
						66,100

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 740

Account: 18 Card: 1 of 1

Map/Lot: 006-035-036-038+
 Location: 39 COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 PLUS LOTS 39 + 40

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Ocean/Cove	50,000.00	165,831	90%	Unimproved	149,248
77.00	Acres-Rear Land 2	450.00	34,650	100%		34,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 88.00					Land Total	189,898

Acpt Land	189,900	Accepted Bldg	0	Total	189,900
------------------	---------	----------------------	---	--------------	---------

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
Page 741
018-018
GOLDING RD

Account: 121 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
0.38	Acres-Rear Land 2	450.00	171	100%		171	
Total Acres 1.38					Land Total	10,971	
Acpt Land		11,000	Accepted Bldg		0	Total	11,000

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 742
 006-040
 COUNTY RD

Account: 536 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Rear Land 1	3,000.00	45,000	100%		45,000
Total Acres 15.00				Land Total		45,000
Acpt Land		45,000	Accepted Bldg		0	Total
						45,000

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 743
 004-033-001
 COUNTY RD

Account: 537 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 17 ROUTE 190

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Rear Land 1	3,000.00	18,000	60%	Unimproved	10,800	
Total Acres 6.00				Land Total		10,800	
Acpt Land		10,800	Accepted Bldg		0	Total	10,800

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
Page 744
004-033
COUNTY RD

Account: 538 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 47 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	90%	Unimproved	108,187
Total Acres 2.00					Land Total	108,187
Acpt Land		108,200	Accepted Bldg		0	Total
						108,200

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 745
 004-028
 COUNTY RD

Account: 539 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug Well
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782	
8.00	Acres-Rear Land 1	3,000.00	24,000	60%	View/Envir	14,400	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 10.00					Land Total	93,982	
Acpt Land		94,000	Accepted Bldg		0	Total	94,000

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 746
 008-002
 US RTE ONE

Account: 540 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00					Land Total	26,900
Acpt Land		26,900	Accepted Bldg		0	Total
						26,900

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 747
 008-001
 US RTE ONE

Account: 541 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Paved

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.50	Acres-Ocean ---	25,000.00	39,528	90%	Unimproved	35,576	
14.50	Acres-Rear Land 2	450.00	6,525	100%		6,525	
6.00	# -Lot Improvements	3,000.00	18,000	100%		18,000	
Total Acres 17.00					Land Total	60,101	
Acpt Land		60,100	Accepted Bldg		0	Total	60,100

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 748
 008-017
 US RTE ONE

Account: 542 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	30,000	100%		30,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
169.00	Acres-Rear Land 3(>100)	300.00	50,700	100%		50,700
Total Acres 270.00			Land Total			125,700

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2004	108	C 100	1.879	Avg.	93%	100%	100%	1,747
C-L Fencing /LF	2004	70	C 100	700	Avg.	93%	100%	100%	651
24" Tower /L	2004	180	C 100	15.025	Avg.	93%	100%	100%	13,973
						Outbuilding Total			16,371
Acpt Land		125,700	Accepted Bldg		16,400	Total			142,100

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 749

Map/Lot:

008-003

Account: 543 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.00					Land Total	28,800

Acpt Land 28,800 **Accepted Bldg** 0 **Total** 28,800

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 750

Map/Lot:

006-020

Account: 544 Card: 1 of 1

Location:

GOLDING RD OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80.00	Acres-Rear Land 2	450.00	36,000	100%		36,000
Total Acres 80.00				Land Total		36,000
Acpt Land		36,000	Accepted Bldg		0	Total
						36,000

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 751

Map/Lot: 008-023

Account: 545 Card: 1 of 1

Location: LITTLE EGYPT RD OFF

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
2.00	Acres-Rear Land 3(>100)	300.00	600	100%		600
Total Acres 102.00				Land Total		45,600
Acpt Land		45,600	Accepted Bldg		0	Total 45,600

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 752

Map/Lot:

004-001

Account: 546 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
206.00	Acres-Rear Land 3(>100)	300.00	61,800	100%		61,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000
Total Acres 308.00			Land Total			160,800
Acpt Land		160,800	Accepted Bldg		0	Total
						160,800

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 753

Map/Lot: 009-010

Account: 547 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
55.00	Acres-Rear Land 3(>100)	300.00	16,500	100%		16,500
Total Acres 155.00				Land Total		61,500
Acpt Land		61,500	Accepted Bldg		0	Total
						61,500

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
Page 754
008-018+019
US RTE ONE

Account: 548 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street None

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
103.00	Acres-Rear Land 3(>100)	300.00	30,900	100%		30,900	
Total Acres 203.00					Land Total	75,900	
Acpt Land		75,900	Accepted Bldg		0	Total	75,900

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 755

Map/Lot: 014-004

Account: 549 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
Total Acres 20.00					Land Total	26,550
Acpt Land		26,600	Accepted Bldg		0	Total
						26,600

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 756

Map/Lot:

009-035

Account: 550 Card: 1 of 1

Location:

62 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
40.00	Acres-Rear Land 2	450.00	18,000	100%		18,000
Total Acres 42.00					Land Total	51,600

Acpt Land 51,600 **Accepted Bldg** 0 **Total** 51,600

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 757

Map/Lot:

006-017-001

Account: 551 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.00					Land Total	28,800

Acpt Land	28,800	Accepted Bldg	0	Total	28,800
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 758
 018-002
 US RTE ONE

Account: 552 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.60	Acres-Rear Land 2	450.00	1,170	100%		1,170
1.00	Sites-Mobile Home Site	5,000.00	5,000	100%		5,000
Total Acres 3.60					Land Total	26,170
Acpt Land		26,200	Accepted Bldg		0	Total
						26,200

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 759
 006-010
 US RTE ONE

Account: 553 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.30	Acres-Rear Land 2	450.00	1,035	100%		1,035
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.30					Land Total	27,035
Acpt Land		27,000	Accepted Bldg		0	Total
						27,000

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 760
 006-030
 US RTE ONE

Account: 554 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00			Land Total			27,800
Acpt Land		27,800	Accepted Bldg		0	Total
						27,800

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 761

Map/Lot:

006-050

Account: 555 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00					Land Total	28,700

Acpt Land	28,700	Accepted Bldg	0	Total	28,700
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 762

Map/Lot: 006-014

Account: 556 Card: 1 of 1

Location: 59 MAHAR LN

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
7.40	Acres-Rear Land 2	450.00	3,330	100%		3,330
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.40						Land Total 29,330

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	2,156 Sqft	Grade D 100	Base	182,494
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-4,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,858
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	-2,652
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	Obsolete	Obsolete	Poor	Typical	171,059			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Delapidation		None		40%	43%	100%	29,422		
Outbuildings/Additions/Improvements						Percent Good	Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1850	424	D 100	7,343	Poor	40%	43%	100%	1,263
						Outbuilding Total	1,263		
Acpt Land		29,300	Accepted Bldg		30,700	Total		60,000	

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

11/03/2015

Page 763

Map/Lot:

006-039

Account: 651 Card: 1 of 1

Location:

COUNTY RD OFF

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Ocean/Cove	50,000.00	31,623	100%		31,623
Total Acres 0.40				Land Total		31,623
Acpt Land		31,600	Accepted Bldg		0	Total
						31,600

PERRY
 Name: PASSAMAQUODDY TRIBE AT PLEASANT

Valuation Report

11/03/2015

Page 764

Map/Lot:

006-056

Account: 987 Card: 1 of 1

Location:

RAILROAD ROW

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/01/2002
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.87	Acres-Rear Land 2	450.00	7,592	90%		6,832
Total Acres 16.87				Land Total		6,832
Acpt Land		6,800	Accepted Bldg		0	Total
						6,800

PERRY
 Name: PASSAMAQUODDY WATER DISTRICT

Valuation Report

11/03/2015

Page 765

Map/Lot: 006-017

Account: 557 Card: 1 of 1

Location: 182 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Commercial
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 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-Lake	80,000.00	149,666	30%		44,900	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.50						Land Total	50,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
8" Steel Pipe/L	1989			----	SOUND	VALUE	----			399,000
Commercial Prop.	1989			----	SOUND	VALUE	----			950,000
Outbuilding Total										1,349,000

Acpt Land	50,900	Accepted Bldg	1,349,000	Total	1,399,900
------------------	--------	----------------------	-----------	--------------	-----------

PERRY
 Name: PASSAMAQUODDY WATER DISTRICT

Valuation Report

11/03/2015
 Page 766
 018-015-001
 GOLDING RD

Account: 938 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.19	Acres-Misc (Fract)	12,000.00	13,090	90%	Unimproved	11,781
Total Acres 1.19			Land Total			11,781
Acpt Land		11,800	Accepted Bldg		0	Total
						11,800

PERRY
 Name: PASSAMAQUODDY WATER DISTRICT

Valuation Report

11/03/2015

Page 767

Map/Lot:

006-016-002

Account: 1096 Card: 1 of 1

Location:

SO MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography RollingSwampy
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	80,000	30%	Size/Shape	24,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
Total Acres 1.50					Land Total	24,225
Acpt Land		24,200	Accepted Bldg		0	Total
						24,200

PERRY
 Name: PASSAMAQUODDY WILD BLUEBERRY

Valuation Report

11/03/2015

Page 768

Map/Lot:

004-001-A

Account: 856 Card: 1 of 1

Location:

181 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 UNKNOWN OWNER TAXED TO LAND OWNER

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1963	12X48	D 100	14,592	Poor	10%	50%	100%	730
A-Roof.....	1963	576	D 100	1,417	Poor	54%	100%	100%	765
Outbuilding Total									1,495
Acpt Land			0	Accepted Bldg		1,500	Total		1,500

PERRY
 Name: PASSAQUODDY TRIBE

Valuation Report

11/03/2015
 Page 769
 006-014-001
 RT 1

Account: 152 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
2.60	Acres-Rear Land 2	450.00	1,170	100%		1,170
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.60					Land Total	27,170
Acpt Land		27,200	Accepted Bldg		0	Total
						27,200

PERRY

Valuation Report

11/03/2015

Name: PATTERSON, AUDREY H

Page 770

TRUSTEE AUPAT TRUST OF 1986

Map/Lot:

016-049

Account: 562 Card: 1 of 2

Location:

159 DEVEREUX RD

Neighborhood 21 DEVEREUX RD
 Tree Growth 1987
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel
 TG RECERT YEAR 2018

Sale Data
 Sale Date 01/01/1987
 Sale Price 280,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2008 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Ocean	85,000.00	190,066	100%		190,066
65.00	Acres-Softwood	119.00	7,735	100%		7,735
24.00	Acres-Mixed Wood	126.00	3,024	100%		3,024
2.00	Acres-Hardwood	117.00	234	100%		234
2.00	Acres-Class 2 Rds	1,200.00	2,400	100%		2,400
2.00	Acres-Baselot (Fract)	80,000.00	113,137	100%		113,137
25.00	Acres-Blueberrv	1,500.00	37,500	100%		37,500
Total Acres 125.00						Land Total 354,096

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,551 Sqft	Grade B 100	Base	219,223
Exterior	Stucco	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,126
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	30,000
Attic	Floor & Stairs			Attic	2,564
FirePlaces	1			Fireplace	6,250
Insulation	None			Insulation	-3,877
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1912	1950	Typical	Typical	Good	Typical	227,386
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. % Econ. %	
None			75%		100% 100%	
170,540						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1912	297	B 100	3,058	Good	75%	100%	100%	2,294
Encl Frame Porch	1912	42	B 100	1,480	Good	75%	100%	100%	1,110
Wood Deck	1912	576	B 100	6,072	Good	75%	100%	100%	4,554
Frame Garage	1912	748	B 100	20,886	Good	75%	100%	100%	15,664
Frame Shed	1912	240	B 100	4,035	Good	75%	100%	100%	3,026
Tennis Court	1912	7200	C 100	20,160	Avg.	65%	100%	100%	13,104
Vert. Tank /00Gal	1950	7	D 100	1,643	Avg-	68%	100%	100%	1,117
Outbuilding Total									40,869

Acpt Land

354,100

Accepted Bldg

211,400 Total

565,500

PERRY

Valuation Report

11/03/2015

Name: PATTERSON, AUDREY H

Page 771

TRUSTEE AUPAT TRUST OF 1986

Map/Lot:

016-049

Account: 562 Card: 2 of 2

Location:

DEVEREUX RD

Neighborhood 21 DEVEREUX RD
 Tree Growth 1987
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel
 TG RECERT YEAR 2008

Sale Data
 Sale Date 01/01/1987
 Sale Price 280,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.00				Land Total		6,000
Accpt Land		6,000	Accepted Bldg	0	Total	6,000

PERRY

Valuation Report

11/03/2015

Name: PATTERSON, AUDREY H

Page 772

TRUSTEE AUPAT TRUST OF 1986

Map/Lot:

016-049

Account: 562

Location:

DEVEREUX RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	354,100	211,400	565,500	354,100	211,400	565,500
2	6,000	0	6,000	6,000	0	6,000
TOTAL	360,100	211,400	571,500	360,100	211,400	571,500

PERRY
Name: PATTERSON,AUDREY

Valuation Report

11/03/2015

Page 773

Map/Lot:

016-050

Account: 120 Card: 1 of 1

Location:

DEVEREUX RD OFF

Neighborhood 21 DEVEREUX RD
Tree Growth 2000
Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel
TG RECERT YEAR 2000

Sale Data
Sale Date 09/01/1999
Sale Price 65,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 TGRECERT:2010
Tran/Land/Bldg 0 0 0
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 (Fract)	80,000.00	80,000	100%		80,000
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200
32.00	Acres-Softwood	119.00	3,808	100%		3,808
4.00	Acres-Mixed Wood	126.00	504	100%		504
Total Acres 38.00						Land Total 85,512

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	400 Sqft	Grade D 100	Base	67,916
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,936
Fin. Basement Area	None	Basement Gar	9 CAR	Fin Bsmt	11,808
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,289
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	287
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Obsolete	Obsolete	Average	Inadeq.	69,866
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	86% 100%	52,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	200	D 100	1,391	Avq.	88%	86%	100%	1,053
One Story Frame	1990	140	D 100	2,425	Avq.	88%	86%	100%	1,835
Open Frame Porch	1990	60	D 100	503	Avq.	88%	86%	100%	381
Outbuilding Total									3,269

Acpt Land 85,500 **Accepted Bldg** 56,100 **Total** 141,600

PERRY

Valuation Report

11/03/2015

Name: PATTERSON,AUDREY H

Page 774

PERSONAL REPRESENTATIVE

Map/Lot:

016-043-003

Account: 997 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	05/01/1994
Sale Price	30,525
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
39.70	Acres-Rear Land 2	450.00	17,865	100%		17,865
Total Acres 40.70					Land Total	35,865

Acpt Land	35,900	Accepted Bldg	0	Total	35,900
------------------	--------	----------------------	---	--------------	--------

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
9.25	Acres-Rear Land 2	450.00	4,163	100%		4,163
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
Total Acres 10.25						Land Total 27,763

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	525 Sqft	Grade D 100	Base	75,202
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,735
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	None			Insulation	-646
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Average	Typical	69,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	45,384	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	147	D 100	1,055	Avg.	65%	100%	100%	686
Encl Frame Porch	1850	189	D 100	2,203	Avg.	65%	100%	100%	1,432
Wood Deck	1850	90	D 100	795	Avg.	65%	100%	100%	517
Open Frame Porch	1850	175	D 100	1,232	Avg.	65%	100%	100%	801
Frame Shed	1850	280	E 100	1,818	Avg.	65%	100%	100%	1,182
Frame Shed	1850	672	E 100	3,822	Poor	40%	100%	100%	1,529
1 & 1/2 Story Fr	1850	294	D 100	6,924	Avg.	65%	100%	100%	4,501
Outbuilding Total									10,648

Acpt Land	27,800	Accepted Bldg	56,000	Total	83,800
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: PATTERSON,PRISCILLA A

Valuation Report

11/03/2015

Page 776

Map/Lot:

013-020-001

Account: 567 Card: 1 of 1

Location:

851 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.10						Land Total 24,845

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1991	14X66	A 100	37.493	Avg.	53%	100%	100%	19,946
Frame Garage	1997	480	B 100	15.194	Avg.	90%	100%	100%	13,675
Outbuilding Total									33,621

Acpt Land

24,800

Accepted Bldg

33,600

Total

58,400

PERRY
Name: PATTERSON,ROBERT

Valuation Report

11/03/2015

Page 777

Map/Lot: 018-031

Account: 568 Card: 1 of 1

Location: 1014 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 08/01/1987
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 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-Baselot (Fract)	30,000.00	60,000	100%		60,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	66,000

Commercial Description

Occupancy Type	Restaurant.....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	1958					
Remodeled	1995					
Base Cost/Sqft		60.23				
Heat-Cool/Sqft	+	3.10				
Total		63.33				
Size Factor	X	1.176				
Adjusted Cost/Sqft		74.48				
Total Square Feet	X	1,923				
Replacement Cost		143,225				
Condition	Very Good					
% Good Physical	X	.80				
Functional	X	1.00				
Subtotal		114,580				
Economic Factor	X 1.00					
			Total Value		114,580	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Walk-In Cooler	1990	154	C 100	9,812	Good	90%	100%	100%		8,831
Outbuilding Total										8,831

Acpt Land	66,000	Accepted Bldg	123,400	Total	189,400
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: PATTERSON,ROBERT & JENNIFER

Valuation Report

11/03/2015

Page 778

Map/Lot:

013-017

Account: 566 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
Total Acres 2.00					Land Total	18,450
Acpt Land		18,500	Accepted Bldg		0	Total
						18,500

PERRY
 Name: PATTERSON,ROBERT S & JENNIFER

Valuation Report

11/03/2015
 Page 779
 013-047-002
 SHORE RD

Account: 844 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 03/30/2004
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
20.00	Acres-Rear Land 2	450.00	9,000	100%		9,000
Total Acres 21.00					Land Total	27,000
Acpt Land		27,000	Accepted Bldg		0	Total
						27,000

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.70	Acres-Rear Land 2	450.00	1,215	100%		1,215	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.70						Land Total	27,215

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	900 Sqft	Grade B 100	Base	151,344
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
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	2,855
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	984
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	162,683
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100%	148,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1998	144	B 100	3,801	Ava.	91%	100%	100%	3,459
Wood Deck	1998	144	B 100	1,752	Ava.	91%	100%	100%	1,594
Unfin Basement	1998	144	B 100	4,190	Ava.	91%	100%	100%	3,813
Outbuilding Total									8,866

Acpt Land	27,200	Accepted Bldg	156,900	Total	184,100
------------------	--------	----------------------	---------	--------------	---------

PERRY
Name: PAUL,LOUIS J

Valuation Report

11/03/2015

Page 781

Map/Lot:

006-017-001

Account: 166 Card: 1 of 1

Location:

189 SO MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

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

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,266 Sqft	Grade C 100	Base	155,383
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,798
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	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	2010	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Typical	164,021
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)
None		None		69%	100%	100%			113,174
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1940	72	C 100	1,521	Avq.	69%	100%	100%	1,049
Frame Shed	1940	256	C 100	3,391	Avq.	69%	100%	100%	2,340
Frame Shed	1940	2022	D 100	17,581	Poor	44%	50%	100%	3,868
Frame Shed	1940	780	D 100	7,173	Poor	44%	50%	100%	1,578
Frame Shed	1940	576	E 100	3,331	Poor	44%	100%	100%	1,466
Outbuilding Total									10,301
Acpt Land			0	Accepted Bldg		123,500	Total		123,500

PERRY
 Name: PEABODY,STEPHEN KEITH

Valuation Report

11/03/2015
 Page 782
 013-018
 US RTE ONE

Account: 570 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Baselot (Fract)	20,000.00	19,494	90%	Unimproved	17,544
Total Acres 0.95					Land Total	17,544
Acpt Land		17,500	Accepted Bldg		0	Total
						17,500

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 02/23/2012
 Sale Price 37,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.50	Acres-Rear Land 2	450.00	2,475	100%		2,475
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.50						Land Total 20,475

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	621 Sqft	Grade D 110	Base	89,669
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,219
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	-841
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1980	Typical	Typical	Fair	Typical	88,230
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	100%	41,909	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1890	608	D 110	15,751	Fair	50%	95%	100%	7,482
One Story Frame	1890	66	D 110	1,257	Fair	50%	95%	100%	597
Frame Shed	1890	480	E 100	2,840	Poor	40%	50%	100%	568
Outbuilding Total									8,647

Acpt Land 20,500 **Accepted Bldg** 50,600 **Total** 71,100

PERRY
 Name: PERRY BIBLE FELLOWSHIP

Valuation Report

11/03/2015

Page 784

Map/Lot: 009-042

Account: 910 Card: 1 of 1

Location: 1292 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 43 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 27,800

Commercial Description

Occupancy Type	Church.....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Good					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Hot Water					
Built	2000					
Remodeled	0					
Base Cost/Sqft		63.38				
Heat-Cool/Sqft	+	8.11				
Total		71.49				
Size Factor	X	0.870				
Adjusted Cost/Sqft		62.20				
Total Square Feet	X	2,870				
Replacement Cost		178,514				
Condition	Very Good					
% Good Physical	X	.92				
Functional	X	1.00				
Subtotal		164,233				
Economic Factor	X 1.00					
Total Value						164,233

Acpt Land	27,800	Accepted Bldg	164,200	Total	192,000
------------------	--------	----------------------	---------	--------------	---------

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 46 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	26,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 110	Base	99,902
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,121
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	Heavy			Insulation	616
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	Typical	Typical	Average	Inadeq.	87,397	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	95%	100%	73,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1994	128	D 100	1,708	Avg.	89%	100%	100%	1,520
Wood Deck	1994	128	C 110	1,401	Avg.	89%	95%	100%	1,185
Encl Frame Porch	1994	64	C 110	1,550	Avg.	89%	95%	100%	1,311
Frame Shed	1994	64	E 100	714	Avg.	89%	100%	100%	635
Outbuilding Total									4,651

Acpt Land	26,000	Accepted Bldg	78,500	Total	104,500
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: PERRY FARMERS UNION

Valuation Report

11/03/2015

Page 786

Map/Lot:

018-028

Account: 571 Card: 1 of 1

Location:

966 US RTE ONE

Neighborhood 5 ROUTE 1

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

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 6
 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 (Fract)	30,000.00	21,213	100%		21,213	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.50						Land Total	27,213

Commercial Description

Occupancy Type	Convenience....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	1957					
Remodeled	0					
Base Cost/Sqft		35.33				
Heat-Cool/Sqft	+	3.10				
Total		38.43				
Size Factor	X	1.009				
Adjusted Cost/Sqft		38.78				
Total Square Feet	X	4,000				
Replacement Cost		155,120				
Condition	Very Good					
% Good Physical	X	.80				
Functional	X	1.00				
Subtotal		124,096				
Economic Factor	X 1.00					
			Total Value		124,096	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Walk-In Cooler	1957	64	C 100	7,292	Avq-	70%	100%	100%	5,104
One Story Frame	1957	576	C 100	12,165	Avq.	75%	100%	100%	9,124
Outbuilding Total									14,228
Accpt Land		27,200	Accepted Bldg		138,300	Total			165,500

Neighborhood 5 ROUTE 1

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

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Baselot (Fract)	30,000.00	51,088	100%		51,088
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.90			Land Total			57,088

Commercial Description

Occupancy Type	Volunt.Fire Sta.	Office.....	Data used for
Class & Quality	Rigid Frame.Avg.	Frame.....Good	calculations supplied
# Dwelling Units	0	0	by Marshall & Swift
Exterior	Steel	Wood Siding	which hereby
Stories & Height	1 STORY @ 16'	1 STORY @ 8'	reserves all rights
Heating/Cooling	Forced Warm Air	Hot Water	herein. Copyright
Built	1975	2010	2015, Marshall &
Remodeled	2010	0	Swift.
Base Cost/Sqft	28.19		56.36
Heat-Cool/Sqft	+	6.35	10.09
Total		34.54	66.45
Size Factor	X	1.074	1.045
Adjusted Cost/Sqft		37.10	69.44
Total Square Feet	X	6,000	1,520
Replacement Cost		222,600	105,549
Condition	Good	Good	
% Good Physical	X	.70	.95
Functional	X	1.00	1.00
Subtotal		155,820	100,272
Economic Factor	X 1.00	Total Value	256,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1975	210	C 100	2,921	Avq.	82%	100%	100%		2,395
Frame Shed	1975	120	C 100	2,001	Avq.	82%	100%	100%		1,641
Outbuilding Total										4,036

Accpt Land	57,100	Accepted Bldg	260,100	Total	317,200
-------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: PERRY, TOWN OF
 FIRE DEPARTMENT POND

Valuation Report

11/03/2015
 Page 788
 009-052
 US RTE ONE

Account: 913 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fract)	15,000.00	7,500	100%		7,500
Total Acres 0.25				Land Total		7,500
Acpt Land		7,500	Accepted Bldg		0	Total
						7,500

PERRY
Name: PERRY,TOWN

Valuation Report

11/03/2015
Page 789
018-030
US RTE ONE

Account: 898 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 42 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Baselot (Fract)	30,000.00	10,392	100%		10,392
Total Acres 0.12				Land Total		10,392
Acpt Land		10,400	Accepted Bldg		0	Total
						10,400

PERRY
 Name: PERRY,TOWN OF
 CEMETARY

Valuation Report

11/03/2015

Page 790

Map/Lot:

003-015

Account: 829 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Ocean -	75,000.00	25,981	50%	Restrictio	12,990
Total Acres 0.12						12,990
Acpt Land			13,000	Accepted Bldg		0
						Total
						13,000

PERRY
 Name: PERRY,TOWN OF

Valuation Report

11/03/2015

Page 791

Map/Lot:

018-051

Account: 901 Card: 1 of 1

Location:

971 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Level
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	20,000.00	14,142	100%		14,142
Total Acres 0.50						Land Total
						14,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1950	1020	D 100	17,491	Avq.	73%	100%	100%	12,768
Unfinished Attic	1950	600	E 100	950	Avq.	73%	100%	100%	694
Outbuilding Total									13,462

Acpt Land	14,100	Accepted Bldg	13,500	Total	27,600
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: PERRY, TOWN OF
 SCHOOL

Valuation Report

11/03/2015

Page 792

Account: 914 Card: 1 of 1

Map/Lot:
 Location:

013-001-001
 1587 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Level
 Utilities Drilled Well/Septic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total
						34,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Frame Garage	1989	144	C 100	6,447	Avg.	87%	100%	100%	5,609	
.....	1989								998,000	
									----- SOUND VALUE -----	
									Outbuilding Total	
									1,003,609	

Acpt Land	34,600	Accepted Bldg	1,003,600	Total	1,038,200
------------------	--------	----------------------	-----------	--------------	-----------

PERRY

Valuation Report

11/03/2015

Name: PETERSON,ROBERT & VIRGINIA L

Page 793

INGALLS,KENNETH ROBERT

Map/Lot:

017-007

Account: 572 Card: 1 of 1

Location:

2 RAYE LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street Gravel

Sale Data
Sale Date 10/01/1988
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Lake, Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1950, 0 Typical, Typical, Average, Typical, 68,716.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Wood Deck, Frame Shed.

Acpt Land 103,100 Accepted Bldg 63,900 Total 167,000

PERRY
Name: PIKE,S DEAN

Valuation Report

11/03/2015

Page 794

Map/Lot: 002-010-002+003

Account: 8 Card: 1 of 1

Location: 110 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean	85,000.00	120,208	100%		120,208
10.03	Acres-Rear Land 1	3,000.00	30,090	100%		30,090
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.03						Land Total 156,298

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,189 Sqft	Grade B 100	Base	183,757
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	15,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,772
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	20,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,301
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	223,830
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100%	203,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	256	B 100	2,872	Avg.	91%	100%	100%	2,614
Wood Deck	1998	256	B 100	2,872	Avg.	91%	100%	100%	2,614
Metal Garage	1994	3072	E 100	30,908	Avg.	89%	100%	100%	27,508
Outbuilding Total									32,736

Acpt Land 156,300 **Accepted Bldg** 236,400 **Total** 392,700

PERRY
Name: PIONEER BROADBAND

Valuation Report

11/03/2015

Page 795

Map/Lot:

008-018-A

Account: 1047 Card: 1 of 1

Location:

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Commercial
Topography
Utilities
Street Street Surface

Reference 1 250' RADIO TOWER

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
20''' Tower /L	2003	250	C 100	17,318	Ava.	92%	100%	100%	15,933
						Outbuilding Total			15,933
Acpt Land			0	Accepted Bldg		15,900	Total		15,900

PERRY
 Name: PLOUFFE, DENISE E

Valuation Report

11/03/2015

Page 796

Map/Lot:

006-042

Account: 277 Card: 1 of 1

Location:

153 COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Sale Data	
Sale Date	03/06/2006
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	132,288	100%		132,288
7.00	Acres-Rear Land 1	3,000.00	21,000	60%	View/Envir	12,600
10.00	Acres-Rear Land 4	1,000.00	10,000	100%		10,000
25.00	Acres-Rear Land 2	450.00	11,250	100%		11,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 49.00					Land Total	172,138

Acpt Land	172,100	Accepted Bldg	0	Total	172,100
------------------	---------	----------------------	---	--------------	---------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Lake	80,000.00	56,569	100%		56,569	
5.50	Acres-Rear Land 2	450.00	2,475	100%		2,475	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 6.00						Land Total	65,044

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base	103,974
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,592
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,593
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	578
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	100,367
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	86,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Bulkhead	1985	30	C 100	1.062	Avg.	86%	100%	100%	913
Wood Deck	1985	330	C 100	2.890	Avg.	86%	100%	100%	2,485
Encl Frame Porch	1985	198	C 100	2.779	Avg.	86%	100%	100%	2,390
Wood Deck	1985	128	D 100	1.045	Avg.	86%	100%	100%	899
Wood Deck	1985	56	E 100	349	Avg-	81%	100%	100%	283
Outbuilding Total									6,970

Acpt Land	65,000	Accepted Bldg	93,300	Total	158,300
------------------	--------	----------------------	--------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: POLLAK,EMIL M JR & ELAINE M,TRUSTEES 1/2

Page 798

KATHRYN M & LESLIE A 1/2

Map/Lot:

016-024

Account: 814 Card: 1 of 1

Location:

90 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/01/1998
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 1.50 Acres-Ocean and 2.00 Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Grade, Base, Value. Rows include Conventional One Story, Exterior Wood Siding, Foundation Piers, etc.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1950 Typical and Functional Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch and Frame Shed.

Acpt Land

73,400

Accepted Bldg

24,000

Total

97,400

PERRY
 Name: POTTER,DONALD I & PENNY E

Valuation Report

11/03/2015

Page 799

Map/Lot:

014-007-006

Account: 1089 Card: 1 of 1

Location:

OTIS LANE

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Data
 Sale Date 11/08/2010
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	97,980	100%		97,980
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.50						Land Total 102,480

Dwelling Description

Replacement Cost New

Conventional	One Story	752 Sqft	Grade D 100	Base	63,031
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,384
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-617
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Typical	Typical	Average	Typical	53,630			
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)			
None			None	82%	100%	43,977			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1975	224	D 100	1,674	Avg.	82%	100%	100%	1,373
Outbuilding Total									1,373
Acpt Land		102,500	Accepted Bldg		45,400	Total		147,900	

PERRY
 Name: POTTLE,ANDREW J & DEBORAH A

Valuation Report

11/03/2015

Page 800

Map/Lot: 008-027

Account: 602 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data	
Sale Date	05/13/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
3.60	Acres-Rear Land 2	450.00	1,620	100%		1,620	
Total Acres 4.60					Land Total	12,420	
Acpt Land		12,400	Accepted Bldg		0	Total	12,400

PERRY
 Name: POTTLE,BARRY E & SUZANNE L

Valuation Report

11/03/2015
 Page 801
 010-034-003
 SHORE RD

Account: 588 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/26/2007
 Sale Price 40,800
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Ocean	85,000.00	78,826	100%		78,826
2.15	Acres-Rear Land 1	3,000.00	6,450	100%		6,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.01						91,276
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1987	80	D 100	1,306	Avg.	86%	100%	100%	1,123
Frame Shed	2010	120	C 100	2,001	Avg.	95%	100%	100%	1,901
Concrete Slab...	2010	960	C 100	2,400	Avg.	95%	100%	100%	2,280
Concrete Slab...	2010	960	C 100	2,400	Avg.	95%	100%	100%	2,280
Outbuilding Total									7,584

Acpt Land 91,300 **Accepted Bldg** 7,600 **Total** 98,900

PERRY
Name: POTTLE,BASIL

Valuation Report

11/03/2015
Page 802
010-034-002
SHORE RD

Account: 584 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities None
Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Ocean	85,000.00	78,826	90%	Unimproved	70,943
2.15	Acres-Rear Land 1	3,000.00	6,450	100%		6,450
Total Acres 3.01					Land Total	77,393
Acpt Land		77,400	Accepted Bldg		0	Total
						77,400

PERRY
Name: POTTLE,BERNARD R

Valuation Report

11/03/2015

Page 803

Map/Lot: 013-015-001

Account: 859 Card: 1 of 1

Location: 736 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 12/06/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 OAKCREST 2007 7535
Tran/Land/Bldg 0 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.07	Acres-Rear Land 2	450.00	482	100%		482
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.07						Land Total 26,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2007	14X66	B 100	27.816	Avg.	88%	100%	100%	24,589
Frame Shed	2007	32	E 100	551	Poor	74%	50%	100%	204
Concrete Slab...	2007	924	C 100	2,310	Avg.	94%	100%	100%	2,171
Outbuilding Total									26,964

Acpt Land 26,500 **Accepted Bldg** 27,000 **Total** 53,500

PERRY
Name: POTTLE,DAVID

Valuation Report

11/03/2015

Page 804

Map/Lot:

010-033-A

Location:

SHORE RD

Account: 60 Card: 1 of 1

Neighborhood 19 SHORE RD

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Semi-Improved

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

Commercial Description

Occupancy Type Manufacturing...
Class & Quality Rigid Frame.Avg.
Dwelling Units 0
Exterior Aluminum/Vinyl
Stories & Height 1 STORY @ 10'
Heating/Cooling Warm/Cool Air
Built 2010
Remodeled 0
Base Cost/Sqft 21.58
Heat-Cool/Sqft + 8.57
Total 30.15
Size Factor X 1.118
Adjusted Cost/Sqft 33.71
Total Square Feet X 1,610
Replacement Cost 54,273
Condition Good
% Good Physical X .95
Functional X 1.00
Subtotal 51,559
Economic Factor X 1.00

Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.

Total Value 51,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Stable w/Loft	1993	1200	D 100	12,440	Avq.	89%	100%	100%	11,072
Frame Shed	1993	640	D 100	5,999	Avq-	84%	100%	100%	5,039
Outbuilding Total									16,111

Acpt Land

0 **Accepted Bldg**

67,700 **Total**

67,700

PERRY
 Name: POTTLE,DAVID

Valuation Report

11/03/2015
 Page 805
 010-033
 7 BAMAR LN

Account: 590 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 3 0 0
 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 (Fract)	50,000.00	50,000	100%		50,000
34.46	Acres-Rear Land 4	1,000.00	34,460	100%		34,460
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 35.46						Land Total
						90,460

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	0	768	D 100	13,979	Fair	50%	100%	100%	6,990
Frame Shed	0	512	D 100	4,927	Fair	50%	100%	100%	2,464
						Outbuilding Total			9,454
Acpt Land		90,500	Accepted Bldg		9,500	Total		100,000	

PERRY

Valuation Report

11/03/2015

Name: POTTLE,DAVID & CLIFTON & NANCY P 1/2 &

Page 806

POTTLE,DAVID A & MICHAEL 1/2

Map/Lot:

010-011

Account: 583 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
Total Acres 10.00					Land Total	22,050

Acpt Land	22,100	Accepted Bldg	0	Total	22,100
------------------	--------	----------------------	---	--------------	--------

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2001
Sale Price 54,000
Sale Type Land & Buildings
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
1.80	Acres-Rear Land 4	1,000.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.80						57,800

Land Total

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade B 100	Base	134,792
Exterior	Wood Siding	Masonry Trim	378Sqft	Trim	1,418
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-156
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1248 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,592
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,262
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	780
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Average	Typical	164,688
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	133,397	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1972	96	B 100	2,535	Avg.	81%	100%	100%	2,053
Bulkhead	1972	35	B 100	1,391	Avg.	81%	100%	100%	1,127
One Story Frame	1972	322	B 100	8,501	Avg.	81%	50%	100%	3,443
2S Frame Garage	1972	1250	B 100	44,140	Avg.	81%	80%	100%	28,602
Wood Deck	1972	64	B 100	952	Avg.	81%	100%	100%	771
Outbuilding Total									35,996

Acpt Land

57,800

Accepted Bldg

169,400

Total

227,200

PERRY
Name: POTTLE,DOUGLAS ET AL

Valuation Report

11/03/2015

Page 808

Map/Lot:

010-027

Account: 609 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 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-Ocean	85,000.00	120,208	90%	Unimproved	108,187
6.00	Acres-Rear Land 1	3,000.00	18,000	100%		18,000
Total Acres 8.00				Land Total		126,187
Acpt Land		126,200	Accepted Bldg		0	Total
						126,200

Valuation Report

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
0.23	Acres-Rear Land 1	3,000.00	690	100%		690
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.23						Land Total 86,690

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	640 Sqft	Grade C 100	Base	100,340
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,064
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	2007	Typical	Typical	Average	Typical	98,276
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	63,879	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnd
				RCN	Cond	Phy	Func	Econ		
One Story Frame	1900	345	C 100	7,286	Avg.	65%	100%	100%	4,736	
Unfin Basement	1900	345	C 100	4,275	Avg.	65%	100%	100%	2,779	
One Story Frame	2007	300	C 100	6,336	Avg.	65%	100%	100%	4,118	
Unfin Basement	2007	300	C 100	4,068	Avg.	65%	100%	100%	2,644	
Wood Deck	2007	378	C 100	3,274	Avg.	65%	100%	100%	2,128	
Frame Shed	1971	519	D 100	4,985	Avg.	80%	100%	100%	3,988	
Outbuilding Total									20,393	

Acpt Land 86,700 **Accepted Bldg** 84,300 **Total** 171,000

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/01/1996
Sale Price 77,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Ocean	85,000.00	87,099	100%		87,099
1.62	Acres-Rear Land 1	3,000.00	4,860	100%		4,860
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.67						97,959

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	960 Sqft	Grade B 100	Base	110,670
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,740
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	600
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	120,510
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100%	96,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	444	B 100	4,752	Avg.	80%	100%	100%	3,802
Frame Garage	2010	896	B 100	24,029	Avg.	80%	100%	100%	19,223
Unfinished Attic	2010	896	B 100	2,930	Avg.	80%	100%	100%	2,344
Frame Garage	1970	322	C 100	9,471	Avg.	80%	100%	100%	7,577
Outbuilding Total									32,946

Acpt Land

98,000

Accepted Bldg

129,400

Total

227,400

PERRY
 Name: POTTLE,MERRILL & JOY TRUSTEES

Valuation Report

11/03/2015

Page 811

Map/Lot:

010-034

Account: 591 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	42,500	90%	Unimproved	38,250
2.75	Acres-Rear Land 1	3,000.00	8,250	100%		8,250
Total Acres 3.00					Land Total	46,500
Acpt Land		46,500	Accepted Bldg		0	Total
						46,500

PERRY
Name: POTTLE,MICHAEL

Valuation Report

11/03/2015

Page 812

Map/Lot:

009-038

Account: 582 Card: 1 of 1

Location:

US RTE 1

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
46.32	Acres-Rear Land 2	450.00	20,844	100%		20,844	
Total Acres 47.32					Land Total	38,844	
Acpt Land		38,800	Accepted Bldg		0	Total	38,800

PERRY
 Name: POTTLE,MICHAEL & DAVID

Valuation Report

11/03/2015
 Page 813
 010-012
 US RTE ONE

Account: 392 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 08/11/2010
 Sale Price 5,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Size/Shape	13,500
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
Total Acres 4.00					Land Total	14,850
Acpt Land		14,900	Accepted Bldg		0	Total
						14,900

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
1.74	Acres-Rear Land 4	1,000.00	1,740	100%		1,740
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.74						57,740

Land Total

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,400 Sqft	Grade C 110	Base	128,278
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,233
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	770
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	135,681
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	90%	100%	122,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good			Value Rcnld
				Phy	Func	Econ	
Encl Frame Porch	1996	80	C 110	90%	100%	100%	1,557
Wood Deck	1996	336	C 110	90%	100%	100%	2,909
1SFr Overhanc	1996	50	C 110	90%	100%	100%	1,046
Outbuilding Total							5,512

Acpt Land

57,700

Accepted Bldg

127,600 **Total**

185,300

PERRY
 Name: POTTLE,RAYMOND I

Valuation Report

11/03/2015

Page 815

Map/Lot: 013-014

Account: 622 Card: 1 of 1

Location: 712 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug Well
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
1.23	Acres-Rear Land 4	1,000.00	1,230	100%		1,230
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.23						
						Land Total
						23,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1900	414	D 100	4,105	Avg-	60%	100%	100%	2,463
						Outbuilding Total			2,463
Acpt Land		23,000	Accepted Bldg		2,500	Total		25,500	

Neighborhood 10 BURBY RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean -	75,000.00	75,000	100%		75,000
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.00						81,600
						Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	765 Sqft	Grade C 100	Base	112,515
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,389
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,942
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Capped Only			Insulation	-669
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1979	Typical	Typical	Average	Typical	122,399
Functional Obsolescence						Value(Rcnld)
None						79,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
One Story Frame	1890	504	C 100	10,644	Avg.	65%	100%	100%	6,919
Unfin Basement	1890	504	C 100	5,004	Avg.	65%	100%	100%	3,253
Encl Frame Porch	1890	120	C 100	1,981	Avg.	65%	100%	100%	1,288
Wood Deck	1890	288	C 100	2,554	Avg.	65%	100%	100%	1,660
Open Frame Porch	1890	112	C 100	1,016	Avg.	65%	100%	100%	660
One Story Frame	1890	63	C 100	1,331	Avg.	65%	100%	100%	865
Frame Garage	1890	1008	C 100	21,126	Avg.	65%	100%	100%	13,732
Unfinished Attic	1890	1008	C 100	2,512	Avg.	65%	100%	100%	1,633
Outbuilding Total									30,010

Acpt Land

81,600

Accepted Bldg

109,600

Total

191,200

PERRY
Name: POTTLE,SANDRA

Valuation Report

11/03/2015

Page 817

Map/Lot: 009-017

Account: 94 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Sale Data	
Sale Date	04/19/2011
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	50%	Size/Shape	6,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00					Land Total	6,450	
Acpt Land		6,500	Accepted Bldg		0	Total	6,500

PERRY
Name: POTTLE,SANDRA

Valuation Report

11/03/2015

Page 818

Map/Lot: 012-001

Account: 598 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 1989
Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved
TG RECERT YEAR 2020

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2010 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
40.00	Acres-Mixed Wood	126.00	5,040	100%		5,040	
22.60	Acres-Rear Land 2	450.00	10,170	100%		10,170	
Total Acres 62.60					Land Total	15,210	
Acpt Land		15,200	Accepted Bldg		0	Total	15,200

PERRY
 Name: POTTLE,SANDRA

Valuation Report

11/03/2015

Page 819

Map/Lot:

011-038

Account: 600 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2010 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28.00	Acres-Mixed Wood	126.00	3,528	100%		3,528
21.00	Acres-Hardwood	117.00	2,457	100%		2,457
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 50.00					Land Total	6,105
Accpt Land		6,100	Accepted Bldg		0	Total
						6,100

PERRY
 Name: POTTLE,SANDRA

Valuation Report

11/03/2015

Page 820

Map/Lot:

014-026

Account: 601 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2010 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55.00	Acres-Softwood	119.00	6,545	100%		6,545
79.00	Acres-Mixed Wood	126.00	9,954	100%		9,954
26.00	Acres-Wasteland	120.00	3,120	100%		3,120
Total Acres 160.00			Land Total			19,619
Accpt Land		19,600	Accepted Bldg		0	Total
						19,600

PERRY
Name: POTTLE,SANDRA

Valuation Report

11/03/2015

Page 821

Map/Lot: 009-015+008-026

Account: 604 Card: 1 of 1

Location: 507 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 1990
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2021

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2011 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
57.50	Acres-Rear Land 2	450.00	25,875	100%		25,875
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200
313.00	Acres-Softwood	119.00	37,247	100%		37,247
137.00	Acres-Mixed Wood	126.00	17,262	100%		17,262
58.00	Acres-Wasteland	120.00	6,960	100%		6,960
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 567.50						Land Total 106,544

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	132,625
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-95
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,412
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Average	Typical	138,392
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	107,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1965	373	C 110	3,557	Avq.	78%	100%	100%	2,774
Encl Frame Porch	1965	120	C 110	2,179	Avq.	78%	100%	100%	1,700
Frame Shed	1965	8970	D 100	75,807	Fair	65%	50%	100%	24,638
Encl Frame Porch	2012	200	C 110	3,079	Avq.	78%	100%	100%	2,402
Wood Deck	2012	80	C 110	979	Avq.	78%	100%	100%	764
Outbuilding Total									32,278

Acpt Land 106,500 **Accepted Bldg** 140,200 **Total** 246,700

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	100%		104,103
3.40	Acres-Rear Land 1	3,000.00	10,200	100%		10,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.90						Land Total 120,303

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	672 Sqft	Grade C 100	Base	104,950
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-803
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	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	108,147
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100%	95,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1990	200	C 100	2,799	Ava.	88%	100%	100%	2,463
Wood Deck	1990	422	C 100	3,626	Ava.	88%	100%	100%	3,191
Frame Garage	1990	528	C 100	12,971	Ava.	88%	100%	100%	11,414
Outbuilding Total									17,068

Acpt Land	120,300	Accepted Bldg	112,200	Total	232,500
------------------	---------	----------------------	---------	--------------	---------

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled Well
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 1 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
35.70	Acres-Rear Land 2	450.00	16,065	100%		16,065	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 36.70						Land Total	42,065

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	525 Sqft	Grade D 110	Base	82,722
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,592
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	-711
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Below Average	Typical	80,419
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	48,251	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1890	325	D 100	3,359	Fair	50%	100%	100%	1,680
Stable w/Loft	1890	1400	D 100	14,149	Poor	40%	100%	100%	5,660
Outbuilding Total									7,340

Acpt Land	42,100	Accepted Bldg	55,600	Total	97,700
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: POTTLE,THOMAS

Valuation Report

11/03/2015

Page 824

Map/Lot: 003-042

Account: 635 Card: 1 of 1

Location: 439 CANNON HILL RD

Neighborhood 6 CANNON HILL RD
Tree Growth 1990
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel
TG RECERT YEAR 2010

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2010 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
10.00	Acres-Softwood	119.00	1,190	100%		1,190
5.00	Acres-Hardwood	117.00	585	100%		585
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.00						Land Total 23,675

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	960 Sqft	Grade C 100	Base	126,606
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,088
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	132,694
Functional Obsolescence						Value(Rcnld)
None						114,117

Economic Obsolescence
None

Phys. % 86%
Func. % 100%
Econ. % 100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1986	192	C 100	1,786	Ava.	86%	100%	100%	1,536
Outbuilding Total									1,536

Acpt Land 23,700 **Accepted Bldg** 115,700 **Total** 139,400

PERRY
 Name: POTTLE,THOMAS

Valuation Report

11/03/2015

Page 825

Map/Lot:

008-024

Account: 636 Card: 1 of 1

Location:

SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2010 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Softwood	119.00	4,046	100%		4,046
66.00	Acres-Hardwood	117.00	7,722	100%		7,722
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 100.00					Land Total	17,768

Acpt Land	17,800	Accepted Bldg	0	Total	17,800
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: POTTLE,THOMAS R

Valuation Report

11/03/2015

Page 826

Map/Lot: 010-018

Account: 596 Card: 1 of 1

Location: 263 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/01/2002
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean	85,000.00	170,000	100%		170,000
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
2.04	Acres-Rear Land 2	450.00	918	100%		918
Total Acres 26.04						Land Total 235,718

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	884 Sqft	Grade C 100	Base	118,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Typical	Typical	Below Average	Typical	122,147
Functional Obsolescence						Value(Rcnld)
None						84,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	954	30	C 100	1,082	Avq-	69%	100%	100%	747
Open Frame Porch	1954	16	C 100	274	Avq-	69%	100%	100%	189
Outbuilding Total									936

Acpt Land 235,700 **Accepted Bldg** 85,200 **Total** 320,900

PERRY
 Name: POTTLE,THOMAS R & JOYCE M

Valuation Report

11/03/2015

Page 827

Map/Lot:

008-025

Account: 521 Card: 1 of 1

Location:

SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None
 TG RECERT YEAR 2018

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2010 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Softwood	119.00	1,666	100%		1,666
56.00	Acres-Mixed Wood	126.00	7,056	100%		7,056
32.00	Acres-Hardwood	117.00	3,744	100%		3,744
Total Acres 102.00			Land Total			12,466
Accpt Land		12,500	Accepted Bldg		0	Total
						12,500

PERRY
 Name: POTTLE,THOMAS R & JOYCE M

Valuation Report

11/03/2015
 Page 828
 006-002
 US RTE ONE

Account: 628 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 1 NO PUBLIC RD FRONT
 Tree Growth 1991
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2010 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Softwood	119.00	476	100%		476	
46.00	Acres-Mixed Wood	126.00	5,796	100%		5,796	
2.00	Acres-Wasteland	120.00	240	100%		240	
Total Acres 52.00			Land Total			6,512	
Accpt Land		6,500	Accepted Bldg		0	Total	6,500

PERRY
 Name: POTTLE,THOMAS R & JOYCE M

Valuation Report

11/03/2015

Page 829

Map/Lot:

008-012

Account: 629 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 24 EGYPT RD
 Tree Growth 1991
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2010 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
61.00	Acres-Mixed Wood	126.00	7,686	100%		7,686	
8.00	Acres-Hardwood	117.00	936	100%		936	
Total Acres 69.00					Land Total	8,622	
Acpt Land		8,600	Accepted Bldg		0	Total	8,600

PERRY
 Name: POTTLE,THOMAS R & JOYCE M

Valuation Report

11/03/2015

Page 830

Map/Lot: 011-039

Account: 632 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1991
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2011

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2011 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Softwood	119.00	1,309	100%		1,309
64.00	Acres-Mixed Wood	126.00	8,064	100%		8,064
7.00	Acres-Hardwood	117.00	819	100%		819
15.00	Acres-Wasteland	120.00	1,800	100%		1,800
Total Acres 97.00					Land Total	11,992
Acpt Land		12,000	Accepted Bldg		0	Total
						12,000

PERRY
 Name: POTTLE,THOMAS R.& JOYCE M

Valuation Report

11/03/2015

Page 831

Map/Lot: 003-013

Account: 384 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data	
Sale Date	06/01/2000
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.27	Acres-Ocean ---	25,000.00	28,174	100%		28,174	
Total Acres 1.27				Land Total		28,174	
Accpt Land		28,200	Accepted Bldg		0	Total	28,200

PERRY
 Name: POTTLE,VAUGHN M

Valuation Report

11/03/2015

Page 832

Map/Lot:

005-020-001

Account: 1037 Card: 1 of 1

Location:

41 MOUNTAIN RD

Neighborhood 10 BURBY RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						Land Total 85,582

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,200 Sqft	Grade B 100	Base	182,325
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	187,325
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	84%	90%	141,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	360	B 100	5,542	Avq.	84%	90%	100%	4,190
Encl Frame Porch	1980	100	B 100	2,221	Avq.	84%	90%	100%	1,679
Wood Deck	1980	120	B 100	1,512	Avq.	84%	90%	100%	1,143
Frame Garage	1980	576	B 100	17,232	Avq.	84%	90%	100%	13,028
Unfinished Attic	1980	288	B 100	1,790	Avq.	84%	90%	100%	1,354
Frame Shed	1980	198	C 100	2,799	Avq.	84%	100%	100%	2,351
Frame Shed	1980	204	C 100	2,860	Avq.	84%	100%	100%	2,402
Carport/Canopy	1980	90	E 100	691	Avq.	84%	100%	100%	580
Outbuilding Total									26,727

Acpt Land

85,600

Accepted Bldg

168,300

Total

253,900

PERRY

Valuation Report

11/03/2015

Name: POTTLE,VAUGHN M & RICHARD S & MASON R

Page 833

Map/Lot:

005-020

Account: 624 Card: 1 of 1

Location:

5 WINDY LN

Neighborhood 10 BURBY RD

Sale Data

Zoning/Use Residential . & Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 02/01/1996
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Baselot (Fract), Acres-Rear Land 1, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Grade/Type, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnd). Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnd. Row includes Frame Garage.

Acpt Land

32,500 Accepted Bldg

97,800 Total

130,300

PERRY
Name: PRESCOTT,SANDRA A

Valuation Report

11/03/2015

Page 834

Map/Lot: 018-008

Account: 258 Card: 1 of 1

Location: 104 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/15/2003
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Misc (Fract)	12,000.00	8,485	100%		8,485
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			14,485

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade D 110	Base	55,570
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,611
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	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	480	Insulation	-433
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	0	Typical	Typical	Average	Typical	50,526	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	42,947

Acpt Land 14,500 **Accepted Bldg** 42,900 **Total** 57,400

Valuation Report

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 06/01/2011
 Sale Price 72,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Lake	80,000.00	51.846 100%		51,846
Total Acres 0.42				Land Total	51,846

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	400 Sqft	Grade E 100	Base	38,570
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-786
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	Minimal			Insulation	-350
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Old Type	Obsolete	Below Average	Typical	34,534			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		60%	92%	100%	19,063		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	140	E 100	616	Avg-	60%	92%	100%	340
Outbuilding Total									340

Acpt Land 51,800 **Accepted Bldg** 19,400 **Total** 71,200

PERRY
 Name: PREYER,MARY

Valuation Report

11/03/2015
 Page 836
 007-004-001
 SHORE RD

Account: 933 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/01/1990
 Sale Price 14,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	30,000	90%	Unimproved	27,000
4.68	Acres-Rear Land 4	1,000.00	4,680	100%		4,680
Total Acres 5.68				Land Total		31,680
Acpt Land		31,700	Accepted Bldg		0	Total 31,700

PERRY
 Name: PROBERT,ANTOINETTE L

Valuation Report

11/03/2015

Page 837

Map/Lot:

003-001-001

Account: 842 Card: 1 of 1

Location:

102 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Septic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 1 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
0.50	Acres-Rear Land 1	3,000.00	1,500	100%		1,500
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.50						Land Total 19,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1987	14X70	C 100	26,221	Avg.	44%	100%	100%	11,642
Frame Shed	1975	660	D 100	6,166	Fair	70%	100%	100%	4,316
Outbuilding Total									15,958
Acpt Land		19,500	Accepted Bldg		16,000	Total			35,500

Account: 641 Card: 1 of 1

Map/Lot: 003-001-001-005
 Location: 100 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/01/1998
 Sale Price 64,700
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 12 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Baselot (Fract)	15,000.00	13,077	100%		13,077
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.76			Land Total			19,077

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	108,854
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,991
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,260	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Obsolete	Obsolete	Fair	Inadeq.	105,195
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		75%	64%	100%
						50,494

Acpt Land 19,100 **Accepted Bldg** 50,500 **Total** 69,600

PERRY
 Name: PROBERT,FOX

Valuation Report

11/03/2015

Page 839

Map/Lot:

003-001-002

Account: 937 Card: 1 of 1

Location:

BIRCH POINT RD

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/09/2003
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean/Cove	50,000.00	70,711	100%		70,711	
7.25	Acres-Rear Land 1	3,000.00	21,750	100%		21,750	
Total Acres 9.25					Land Total	92,461	
Acpt Land		92,500	Accepted Bldg		0	Total	92,500

PERRY
 Name: PROBERT,KENNETH,GARRETT,CURTIS

Valuation Report

11/03/2015

Page 840

Map/Lot:

003-002

Account: 640 Card: 1 of 1

Location:

BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 02/01/1987
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 BK 1431 PG 291

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Ocean/Cove	50,000.00	111,803	100%		111,803
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
70.00	Acres-Rear Land 2	450.00	31,500	100%		31,500
Total Acres 95.00					Land Total	203,303

Acpt Land 203,300 **Accepted Bldg** 0 **Total** 203,300

PERRY
 Name: PURDY,KATHY & KENNETH A

Valuation Report

11/03/2015

Page 841

Map/Lot:

013-050

Account: 302 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	11/01/2002
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified
Validity	Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Baselot (Fract)	50,000.00	46,368	75%	Unimproved	34,776
Total Acres 0.86					Land Total	34,776
Accpt Land		34,800	Accepted Bldg		0	Total
						34,800

PERRY
 Name: PURDY,KATHY & KENNETH A

Valuation Report

11/03/2015
 Page 842
 013-050-008
 GIN COVE RD

Account: 672 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	11/01/2002
Sale Price	63,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.34	Acres-Ocean	85,000.00	98,395	75%	Unimproved	73,796
Total Acres 1.34				Land Total		73,796
Acpt Land		73,800	Accepted Bldg		0	Total
						73,800

PERRY
 Name: QUINN,MARGARET E

Valuation Report

11/03/2015

Page 843

Map/Lot:

006-045

Account: 215 Card: 1 of 1

Location:

MAHAR LN

Neighborhood 14 MAHAR LN

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/09/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
2.10	Acres-Rear Land 2	450.00	945	100%		945
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.10						Land Total 18,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1986	352	E 100	2,186	Poor	65%	50%	100%	710
Outbuilding Total									710
Acpt Land		18,900	Accepted Bldg		700	Total		19,600	

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
1.25	Acres-Rear Land 2	450.00	563	100%		563
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.25						60,363

Dwelling Description				Replacement Cost New		
Conventional	One Story	880 Sqft	Grade D 100	Base		68,919
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement		-1,522
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		1,132
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	Old Type	Old Type	Fair	Typical	68,529
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		62%	89% 100%	37,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1958	168	D 100	2,027	Fair	62%	89%	100%	1,119
Wood Deck	1958	228	D 100	1,701	Fair	62%	89%	100%	939
Frame Shed	1958	240	E 100	1,614	Avq.	76%	100%	100%	1,227
Outbuilding Total									3,285

Acpt Land	60,400	Accepted Bldg	41,100	Total	101,500
------------------	--------	----------------------	--------	--------------	---------

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/18/2007
Sale Price 33,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.37	Acres-Rear Land 2	450.00	2,417	100%		2,417
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.37						Land Total 20,417

Dwelling Description

Replacement Cost New

Ranch	One Story	2,040 Sqft	Grade C 110	Base	152,779
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,254
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,122
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	163,755
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	94%	100%	153,930
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	2007	36	C 110	1,257	Avg.	1,182
Outbuilding Total						1,182
Acpt Land		20,400	Accepted Bldg		155,100	Total 175,500

PERRY
Name: RAMSDELL,LESTER R JR

Valuation Report

11/03/2015

Page 846

Map/Lot: 018-035

Account: 613 Card: 1 of 1

Location: SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	14,142	100%		14,142
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			20,142

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	806 Sqft	Grade D 100	Base	88,478
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1924	0	Old Type	Old Type	Fair	Typical	88,478	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	94%	100%	41,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1924	450	D 100	9,550	Fair	50%	94%	100%	4,488
Outbuilding Total									4,488

Acpt Land 20,100 **Accepted Bldg** 46,100 **Total** 66,200

Neighborhood 9 LEACH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street None

Sale Data
Sale Date 05/28/2008
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean -	75,000.00	75,000	100%		75,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.00						81,000

Land Total

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	320 Sqft	Grade E 110	Base	29,816
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-1,874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,062
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,300
Attic	Floor & Stairs			Attic	451
FirePlaces	1			Fireplace	2,750
Insulation	None			Insulation	-176
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1973	0	Obsolete	Obsolete	Below Average	Inadeq.	26,605	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		76%	51%	100%	10,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1973	48	E 110	696	Avg-	76%	51%	100%	270
15Fr Overhanga	1973	60	E 110	697	Avg-	76%	51%	100%	270
Outbuilding Total									540

Acpt Land 81,000 **Accepted Bldg** 10,900 **Total** 91,900

PERRY

Valuation Report

11/03/2015

Name: RAYE,DONALD W

Page 848

PERSONAL REPRESENTATIVE

Map/Lot:

018-016

Account: 657 Card: 1 of 1

Location:

RAYE LN

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Date 06/24/2003
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.76	Acres-Rear Land 2	450.00	342	100%		342
Total Acres 1.76					Land Total	11,142

Acpt Land	11,100	Accepted Bldg	0	Total	11,100
------------------	--------	----------------------	---	--------------	--------

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 08/31/2013
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	80,000	90%	Unimproved	72,000
Total Acres 1.00						72,000

Dwelling Description

Replacement Cost New

Seasonal	One Story	786 Sqft	Grade E 100	Base	31,182
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-39
					0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-5,305
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-882
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-393
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1940	0	Old Type	Old Type	Below Average	Inadeq.	21,563				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		64%	89%	100%	12,282			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1940	85	E 100	404	Avq-	64%	89%	100%	231	
Frame Shed	1940	60	E 100	694	Avq-	64%	100%	100%	444	
Outbuilding Total									675	
Acpt Land		72,000		Accepted Bldg		13,000		Total		85,000

PERRY

Valuation Report

11/03/2015

Name: RAYE,DONALD W, VERNA P &

Page 850

RAYE,ALEXANDER H,LIFE ESTATE

Map/Lot:

012-007

Account: 648 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Lake, Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost, and Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, and Value(Rcnld). Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, and Value Rcnld. Rows include Encl Frame Porch, Frame Shed, and Wood Deck.

Summary row: Acpt Land 245,200 Accepted Bldg 69,300 Total 314,500

PERRY
 Name: RAYE,FRANCES M
 LIFE ESTATE

Valuation Report

11/03/2015
 Page 851
 010-037
 SHORE RD

Account: 652 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	147,224	90%	Unimproved	132,502
7.00	Acres-Rear Land 1	3,000.00	21,000	100%		21,000
Total Acres 10.00				Land Total		153,502
Acpt Land		153,500	Accepted Bldg		0	Total
						153,500

PERRY
 Name: RAYE,FRANCES M
 LIFE ESTATE

Valuation Report

11/03/2015

Page 852

Account: 653 Card: 1 of 1

Map/Lot: 010-036
 Location: 410 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1 FRANCES M RAYE (LIFE ESTATE)
 Reference 2 KEVEN AND WILLIAM RAYE 3674 - 83
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.00						Land Total 85,450

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base		132,282
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement		-3,021
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		5,000
Insulation	Capped Only			Insulation		-882
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1875	1982	Typical	Typical	Average	Typical	133,379				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	86,696					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1875	266	C 100	5,618	Avq.	65%	100%	100%	3,652	
Frame Shed	1875	608	C 100	6,989	Avq.	65%	100%	100%	4,543	
Unfinished Attic	1875	874	C 100	2,311	Avq.	65%	100%	100%	1,502	
Wood Deck	1982	449	C 100	3,842	Avq.	65%	100%	100%	2,497	
						Outbuilding Total			12,194	
Acpt Land		85,500		Accepted Bldg		98,900		Total		184,400

Valuation Report

Account: 950 Card: 1 of 1

Location: SUNSET COVE LN

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 10/01/2000
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3906P99 SMALL PIECE APPROX .10

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.36	Acres-Lake	80,000.00	93,295	100%		93,295
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.36						97,795

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade B 110	Base	158,200
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	544 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,440
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	16,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	842
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	Typical	Typical	Average	Typical	188,182			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	173,127				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	32	B 110	546	Avq.	92%	100%	100%	502
One Story Frame	2001	80	B 110	2,323	Avq.	92%	100%	100%	2,137
Open Frame Porch	2001	64	B 110	887	Avq.	92%	100%	100%	816
Wood Deck	2001	292	B 110	3,555	Avq.	92%	100%	100%	3,271
One Story Frame	2001	284	B 110	8,248	Avq.	92%	100%	100%	7,588
Frame Garage	2001	624	B 100	18,252	Avq.	92%	100%	100%	16,792
Finished Attic	2001	624	B 100	10,695	Avq.	92%	100%	100%	9,839
Wood Deck	2001	40	B 110	783	Avq.	92%	100%	100%	720
Outbuilding Total									41,665

Acpt Land 97,800 **Accepted Bldg** 214,800 **Total** 312,600

PERRY
Name: RAYE,NANCY

Valuation Report

11/03/2015

Page 854

Map/Lot:

012-008-B

Location:

GOLDING RD

Account: 106 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.00			Land Total			6,000

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	660 Sqft	Grade D 100	Base	84,082
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,283
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	None			Insulation	-812
Unfin. Living Area	90%			Unfinished	-4,384

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1908	0	Typical	Typical	Average	Typical	75,209
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		no electricity..		65%	100% 88%	43,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1908	408	D 100	2,709	Ava.	65%	100%	88%	1,553
Wood Deck	1908	134	D 100	1,084	Ava.	65%	100%	88%	622
One Story Frame	1908	120	D 100	2,078	Ava.	65%	100%	88%	1,192
Frame Shed	1908	140	E 100	1,103	Ava.	65%	100%	88%	632
Outbuilding Total									3,999

Acpt Land

6,000

Accepted Bldg

47,100

Total

53,100

PERRY
 Name: RAYE,SUSAN D

Valuation Report

11/03/2015
 Page 855
 017-008-002
 GOLDING RD

Account: 825 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/01/1992
 Sale Price 2,500
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
1.50	Acres-Rear Land 2	450.00	675	100%		675
Total Acres 2.50					Land Total	14,175
Acpt Land		14,200	Accepted Bldg		0	Total
						14,200

PERRY
Name: RAYE,WILLIAM J

Valuation Report

11/03/2015

Page 856

Map/Lot: 015-007-001

Account: 650 Card: 1 of 1

Location: 37 BISHOP LN

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Sale Data
Sale Date 05/01/2001
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.23						42,867

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade E 110	Base	49,132
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,894
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	
1987	0	Typical	Typical	Below Average	Typical	44,070	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		81%	100%	100%	35,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1987	288	E 110	1,405	Avg-	81%	100%	100%	1,138
Wood Deck	1987	72	E 110	454	Avg-	81%	100%	100%	368
Outbuilding Total									1,506

Acpt Land

42,900

Accepted Bldg

37,200

Total

80,100

PERRY
 Name: RED MEN,IMPROVED ORDER OF

Valuation Report

11/03/2015

Page 857

Map/Lot:

016-002

Account: 1027 Card: 1 of 1

Location:

1877 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	10,000	100%		10,000
Total Acres 0.25				Land Total		10,000
Acpt Land		10,000	Accepted Bldg		0	Total
						10,000

Valuation Report

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/2012
Sale Price 3,576
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	11,384	90%	Excess Frt	10,246	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.90						Land Total	16,246

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	880 Sqft	Grade D 100	Base	99,933
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-6,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,995
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	1999	Old Type	Old Type	Fair	Typical	91,444
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
None	None			75%	94%	100%
						Value(Rcnld)
						64,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	210	D 100	1,454	Fair	75%	94%	100%	1,025
Wood Deck	1999	192	D 100	1,465	Fair	75%	94%	100%	1,033
Frame Shed	1999	96	D 100	1,440	Fair	75%	94%	100%	1,015
Outbuilding Total									3,073

Acpt Land 16,200 **Accepted Bldg** 67,500 **Total** 83,700

PERRY
 Name: RICCIARDI,DONNA;GENTILE,KRISTINE &
 MALONEY,LINDA

Valuation Report

11/03/2015
 Page 859
 016-022
 GIN COVE RD

Account: 422 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1 (UNDIVIDED INTEREST)
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.00					Land Total	16,800
Acpt Land		16,800	Accepted Bldg		0	Total
						16,800

Valuation Report

Map/Lot: 005-051

Account: 139 Card: 1 of 1

Location: 525 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/31/2007
 Sale Price 50,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 COVINGTON 14X76 MBHM #BRN01021053TN

Reference 2

Tran/Land/Bldg 0 0 0

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-Baslot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			27,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1994	14X76	B 100	31,237	Avg.	60%	100%	100%	18,680
One Story Frame	2007	400	C 100	8,448	Avg.	94%	100%	100%	7,941
Wood Deck	2007	96	C 100	1,018	Avg.	94%	100%	100%	957
Wood Deck	2007	168	C 100	1,594	Avg.	94%	100%	100%	1,498
Frame Garage	2009	480	C 100	12,155	Avg.	95%	95%	100%	10,970
Frame Shed	2009	336	C 100	4,209	Avg.	95%	100%	100%	3,999
Outbuilding Total									44,045

Acpt Land 27,400 **Accepted Bldg** 44,000 **Total** 71,400

PERRY

Valuation Report

11/03/2015

Name: RICKER, MILDRED A (L/E)

Page 861

RICKER JR, LOUISETTE L & DARLINGTON A

Map/Lot:

006-019

Account: 671 Card: 1 of 1

Location:

116 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 12 50 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Misc (Fract), Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Shed, Frame Garage, Frame Shed.

Acpt Land

25,400

Accepted Bldg

65,500

Total

90,900

PERRY
 Name: RICKER,DARLINGTON A FR & LOUISETTE

Valuation Report

11/03/2015

Page 862

Map/Lot:

006-019-002

Account: 840 Card: 1 of 1

Location:

SO MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/15/2003
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Rear Land 2	450.00	414	100%		414	
Total Acres 0.92				Land Total		414	
Accpt Land		400	Accepted Bldg		0	Total	400

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/13/2013
 Sale Price 109,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 22 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
24.28	Acres-Rear Land 2	450.00	10,926	100%		10,926
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.28						Land Total 28,926

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade B 100	Base	106,210
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	5,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	117,460
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	97,492	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1978	120	B 100	3,168	Avg.	83%	100%	100%	2,629
Wood Deck	1978	140	B 100	1,712	Avg.	83%	100%	100%	1,421
Patio	1978	150	B 100	2,031	Avg.	83%	100%	100%	1,686
Frame Garage	1978	896	B 100	24,029	Avg.	83%	100%	100%	19,944
Frame Shed	1978	42	D 100	987	Avg.	83%	100%	100%	819
Frame Shed	1978	90	D 100	1,390	Avg.	83%	100%	100%	1,154
Outbuilding Total									27,653

Acpt Land 28,900 **Accepted Bldg** 125,100 **Total** 154,000

PERRY
 Name: RICKER,DARLINGTON JR

Valuation Report

11/03/2015
 Page 864
 018-019
 GOLDING RD

Account: 573 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
1.25	Acres-Rear Land 2	450.00	563	100%		563
Total Acres 2.25					Land Total	11,363
Acpt Land		11,400	Accepted Bldg		0	Total
						11,400

PERRY
 Name: RICKER,DARLINGTON JR & LOUISETTE

Valuation Report

11/03/2015

Page 865

Map/Lot:

005-054

Account: 107 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
Total Acres 20.00					Land Total	19,350
Acpt Land		19,400	Accepted Bldg		0	Total
						19,400

PERRY
 Name: RICKER,DARLINGTON JR & LOUISETTE

Valuation Report

11/03/2015

Page 866

Map/Lot:

006-016-001

Account: 1012 Card: 1 of 1

Location:

SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Paved

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Misc (Fract)	12,000.00	20,785	90%	Unimproved	18,706	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
71.52	Acres-Rear Land 3(>100)	300.00	21,456	100%		21,456	
Total Acres 174.52					Land Total	85,162	
Acpt Land		85,200	Accepted Bldg		0	Total	85,200

PERRY
 Name: RICKER, MICHAEL J

Valuation Report

11/03/2015
 Page 867
 018-011+012
 GOLDING RD

Account: 673 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/20/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
6.17	Acres-Rear Land 2	450.00	2,777	100%		2,777	
Total Acres 7.17					Land Total	13,577	
Acpt Land		13,600	Accepted Bldg		0	Total	13,600

PERRY
 Name: RICKER, MICHAEL J

Valuation Report

11/03/2015

Page 868

Map/Lot:

009-036

Account: 674 Card: 1 of 1

Location:

GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/20/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
75.00	Acres-Rear Land 2	450.00	33,750	100%		33,750
Total Acres 76.00					Land Total	44,550

Acpt Land 44,600 **Accepted Bldg** 0 **Total** 44,600

PERRY
 Name: RICKER,PETER SR & SHEILA

Valuation Report

11/03/2015

Page 869

Account: 676 Card: 1 of 1

Map/Lot: 006-019-001
 Location: 122 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.60	Acres-Rear Land 2	450.00	4,320	100%		4,320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.60						Land Total 22,320

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 100	Base	150,710
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	158,210
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	87%	100%	137,643

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1989	256	B 100	6,759	Avg.	87%	100%	100%	5,880
Wood Deck	1989	128	B 100	1,592	Avg.	87%	100%	100%	1,385
Wood Deck	1989	128	B 100	1,592	Avg.	87%	100%	100%	1,385
Frame Garage	1989	576	B 100	17,232	Avg.	87%	100%	100%	14,992
Outbuilding Total									23,642

Acpt Land 22,300 **Accepted Bldg** 161,300 **Total** 183,600

PERRY
 Name: RIGGS,DALE ILA

Valuation Report

11/03/2015

Page 870

Map/Lot:

015-057

Account: 677 Card: 1 of 1

Location:

POTTLE RD OFF

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 05/22/2013
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
8.00	Acres-Rear Land 2	450.00	3,600	100%		3,600
Total Acres 9.00					Land Total	14,400
Acpt Land		14,400	Accepted Bldg		0	Total
						14,400

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
10.20	Acres-Rear Land 4	1,000.00	10,200	100%		10,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.20						66,200

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	740 Sqft	Grade D 110	Base	96,353
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-2,858
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	Minimal			Insulation	-1,001
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	Typical	Typical	Average	Typical	Value(Rcnld)
None				65%	95%	57,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1890	256	D 110	4,877	Avq.	65%	95%	100%	3,012
Frame Shed	1890	420	D 100	4,155	Avq-	60%	100%	100%	2,493
Frame Shed	1890	930	D 100	8,430	Avq-	60%	100%	100%	5,058
Frame Garage	1890	468	D 100	9,800	Avq-	60%	100%	100%	5,880
Outbuilding Total									16,443

Acpt Land	66,200	Accepted Bldg	73,600	Total	139,800
------------------	--------	----------------------	--------	--------------	---------

PERRY
Name: RITCHIE,GRAYDON JR

Valuation Report

11/03/2015

Page 872

Map/Lot:

010-023

Account: 687 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 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-Ocean	85,000.00	120,208	90%	Unimproved	108,187
4.10	Acres-Rear Land 1	3,000.00	12,300	100%		12,300
Total Acres 6.10				Land Total		120,487

Acpt Land 120,500 **Accepted Bldg** 0 **Total** 120,500

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	75%	Access	63,750
0.90	Acres-Rear Land 1	3,000.00	2,700	100%		2,700
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 1.90						Land Total 70,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,356 Sqft	Grade C 100	Base	105,214
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,900
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
1955	0	Typical	Typical	Average	Typical	109,114
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		74%	100%	100%
						80,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	100	C 100	1,777	Ava.	74%	100%	100%	1,315
Wood Deck	1955	96	C 100	1,018	Ava.	74%	100%	100%	753
Outbuilding Total									2,068

Acpt Land	70,400	Accepted Bldg	82,800	Total	153,200
------------------	--------	----------------------	--------	--------------	---------

PERRY
 Name: RITCHIE,MARK W (PER REP)

Valuation Report

11/03/2015

Page 874

Map/Lot:

010-021

Account: 686 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Data	
Sale Date	11/15/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
6.50	Acres-Rear Land 1	3,000.00	19,500	100%		19,500
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 8.00					Land Total	117,993

Acpt Land	118,000	Accepted Bldg	0	Total	118,000
------------------	---------	----------------------	---	--------------	---------

PERRY
 Name: ROBINSON,JUDITH H

Valuation Report

11/03/2015
 Page 875
 015-015-001-001
 GOLDING RD

Account: 870 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
3.58	Acres-Rear Land 2	450.00	1,611	100%		1,611
Total Acres 4.58					Land Total	12,411
Acpt Land		12,400	Accepted Bldg		0	Total
						12,400

PERRY
Name: ROBINSON,VICTOR

Valuation Report

11/03/2015

Page 876

Map/Lot: 013-010

Account: 620 Card: 1 of 1

Location: 658 SHORE RD

Neighborhood 19	SHORE RD	Sale Data
Tree Growth	2012	Sale Date 11/01/2002
Zoning/Use	Residential .	Sale Price 60,000
Topography	Rolling	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Semi-Improved	Verified
		Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
8.00	Acres-Rear Land 4	1,000.00	8,000	100%		8,000
37.00	Acres-Softwood	119.00	4,403	100%		4,403
12.00	Acres-Mixed Wood	126.00	1,512	100%		1,512
4.00	Acres-Wasteland	120.00	480	100%		480
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 62.00					Land Total	50,395

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	92,585
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,043
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	-910
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Average	Typical	88,920
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	65%	59%	100%	34,101	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1900	192	D 100	2,244	Avq.	65%	100%	100%	1,459
Frame Shed	1900	180	E 100	1,308	Fair	50%	100%	100%	654
Frame Shed	1900	200	E 100	1,410	Fair	50%	100%	100%	705
Stable w/Loft	1900	900	D 100	9,877	Fair	50%	100%	100%	4,938
Outbuilding Total									7,756

Acpt Land 50,400 **Accepted Bldg** 41,900 **Total** 92,300

PERRY
 Name: ROBISON,LINDA W

Valuation Report

11/03/2015

Page 877

Map/Lot:

005-024

Account: 811 Card: 1 of 1

Location:

MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data	
Sale Date	12/30/2004
Sale Price	74,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean -	75,000.00	75,000	90%	Unimproved	67,500
Total Acres 1.00				Land Total		67,500
Acpt Land		67,500	Accepted Bldg		0	Total
						67,500

Valuation Report

Map/Lot: 011-032

Account: 83 Card: 1 of 1

Location: 843 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 12/21/2011
Sale Price 57,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Lake	80,000.00	138,564	100%		138,564
5.31	Acres-Rear Land 2	450.00	2,390	100%		2,390
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.31						Land Total 146,954

Dwelling Description

Replacement Cost New

Conventional	One Story	468 Sqft	Grade C 100	Base	60,935
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-2,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,053
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,287
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	65,365
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	57,521	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	138	C 100	1,217	Avg.	88%	100%	100%	1,071
Wood Deck	1992	120	C 100	1,210	Avg.	88%	100%	100%	1,065
Frame Shed	1992	80	C 100	1,593	Avg.	88%	100%	100%	1,402
Outbuilding Total									3,538

Acpt Land 147,000 **Accepted Bldg** 61,100 **Total** 208,100

PERRY
Name: RODMAN,FRANCINE K

Valuation Report

11/03/2015

Page 879

Map/Lot: 015-015-001

Account: 755 Card: 1 of 1

Location: 805 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/22/2013
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.58	Acres-Rear Land 2	450.00	1,611	100%		1,611
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 4.58						18,111

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade B 100	Base	139,128
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,741
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	945
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	153,314
Functional Obsolescence						Value(Rcnld)
None						142,582

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2005	160	B 100	1,912	Avg.	93%	100%	100%	1,778
Frame Shed	2005	240	E 100	1,614	Avg-	88%	100%	100%	1,420
Outbuilding Total									3,198

Acpt Land 18,100 **Accepted Bldg** 145,800 **Total** 163,900

PERRY
Name: ROMANO,WAYNE

Valuation Report

11/03/2015

Page 880

Map/Lot:

006-010

Account: 1008 Card: 1 of 1

Location:

60 MAHAR LN

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	Two Story	576 Sqft	Grade D 110	Base	91,442
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,642
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							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1997	0	Typical	Typical	Average	90%	100%	100%	Phy	Func	Econ	
Functional Obsolescence		Economic Obsolescence								Value(Rcnld)	
None		None								75,840	
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value		
Frame Shed	1988	120	E 100	1,000	Avq.	87%	100%	100%	870		
Encl Frame Porch	1988	240	D 100	2,631	Avq.	87%	100%	100%	2,289		
									Outbuilding Total		3,159
Acpt Land			0	Accepted Bldg			79,000	Total		79,000	

PERRY
 Name: ROOD,MILDRED L

Valuation Report

11/03/2015

Page 881

Map/Lot: 005-017

Account: 690 Card: 1 of 1

Location: US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 02/01/1996
 Sale Price 0
 Sale Type Land Only
 Financing Private Finance
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.30	Acres-Rear Land 2	450.00	3,735	50%		1,868
Total Acres 8.30				Land Total		1,868
Accpt Land		1,900	Accepted Bldg		0	Total
						1,900

PERRY
Name: ROSE,KENNETH & BETTE

Valuation Report

11/03/2015

Page 882

Map/Lot: 016-034

Account: 720 Card: 1 of 1

Location: 33 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/01/2004
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 27,350

Dwelling Description

Replacement Cost New

Ranch	One & 1/2 Story	960 Sqft	Grade C 110	Base	129,710
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-3,564
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	132,746
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	83%	100%	110,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1978	440	E 100	5,738	Poor	61%	100%	100%	3,500
Frame Shed	1978	49	E 50	319	Poor	61%	100%	100%	195
Outbuilding Total									3,695

Acpt Land 27,400 **Accepted Bldg** 113,900 **Total** 141,300

Valuation Report

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 10/29/2014
Topography	Rolling	Sale Price 49,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1 LIEN RELEASE B4127P96
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Baslot (Fract)	20,000.00	20,000	100%		20,000
4.85	Acres-Rear Land 2	450.00	2,183	100%		2,183
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.85			Land Total			28,183

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,296 Sqft	Grade B 100	Base		134,232
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,349
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		10,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		810
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1992	0	Typical	Typical	Average						147,391
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		88%	100%	100%				129,704
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
One Story Frame	1992	480	C 100	10,138	Avq.	88%	100%	100%		8,921
Wood Deck	1992	130	C 100	1,290	Avq.	88%	100%	100%		1,135
One Story Frame	1992	117	D 110	2,229	Avq.	88%	100%	100%		1,962
Bulkhead	1992	25	B 100	1,262	Avq.	88%	100%	100%		1,111
One Story Frame	1992	304	C 100	6,420	Avq.	88%	100%	100%		5,650
Frame Garage	1992	364	D 100	8,351	Avq.	88%	100%	100%		7,349
Frame Shed	1992	216	D 100	2,446	Avq.	88%	100%	100%		2,152
Outbuilding Total										28,280

Acpt Land	28,200	Accepted Bldg	158,000	Total	186,200
------------------	--------	----------------------	---------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: ROSENFELD, RONALD S & ZELIA M

Page 884

TRUSTEE, ROSENEIRO TRUST OF 2014

Map/Lot:

001-003-001-001

Account: 265 Card: 1 of 1

Location:

281 Birch Pt Rd

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Table with 2 columns: Field, Value. Includes Sale Date (06/01/1999), Sale Price (35,000), Sale Type (Land Only), Financing (Unknown), Verified, Validity (Arms Length Sale).

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Includes rows for Acres-Ocean, Acres-Rear Land 1, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 7 columns: Description, Material, Area, Condition, Replacement Cost, Value. Includes rows for Contemporary, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes rows for Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes rows for 1 & 1/2 Story Fr, One Story Frame, Open Frame Porch, Patio, One Story Frame, Frame Garage, One Story Frame, Frame Shed.

Acpt Land

142,300

Accepted Bldg

282,200

Total

424,500

PERRY

Valuation Report

11/03/2015

Name: ROSENFELD, RONALD S & ZELIA M
TRUSTEES, ROSENEIRO TRUST OF 2014

Page 885

Account: 415 Card: 1 of 1

Map/Lot:
Location:

001-003-001-002
BIRCH PT

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	06/01/1999
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2

Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000
Total Acres 10.50					Land Total	120,693

Acpt Land	120,700	Accepted Bldg	0	Total	120,700
------------------	---------	----------------------	---	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: ROSENFELD, RONALD S & ZELIA M
TRUSTEE ROSENEIRO TRUST OF 2014

Page 886

Account: 432 Card: 1 of 1

Map/Lot:
Location:

001-003-001-004
BIRCH PT

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data	
Sale Date	04/01/2000
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Ocean	85,000.00	110,826	90%	Unimproved	99,744
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000
Total Acres 10.70					Land Total	126,744

Acpt Land	126,700	Accepted Bldg	0	Total	126,700
------------------	---------	----------------------	---	--------------	---------

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.56	Acres-Lake	80,000.00	59,867	100%		59,867	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.56						Land Total	65,867

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	560 Sqft	Grade B 100	Base	119,799
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,750
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-612
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	121,437
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	105,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1989	180	B 100	3,244	Avq.	87%	100%	100%	2,822
Outbuilding Total									2,822

Acpt Land 65,900 **Accepted Bldg** 108,500 **Total** 174,400

PERRY
Name: ROW,PETER L & GORDON T

Valuation Report

11/03/2015

Page 888

Map/Lot:

007-012

Account: 692 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
19.47	Acres-Rear Land 2	450.00	8,762	100%		8,762	
Total Acres 20.47					Land Total	19,562	
Acpt Land		19,600	Accepted Bldg		0	Total	19,600

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 04/19/2012
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
8.30	Acres-Rear Land 2	450.00	3,735	100%		3,735
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.30						29,735

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade B 100	Base		120,840
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1232 Sqft, Grade C	Basement Gar	None	Fin Bsmt		18,480
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,233
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		770
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	149,823
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				94%	100%	140,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	552	B 100	5,832	Ava.	94%	100%	100%	5,482
Frame Shed	2006	288	D 100	3,049	Ava.	94%	100%	100%	2,866
Outbuilding Total									8,348

Acpt Land 29,700 **Accepted Bldg** 149,200 **Total** 178,900

PERRY
 Name: RUSSELL,SANDRA F

Valuation Report

11/03/2015

Page 890

Map/Lot:

018-034

Location:

SHORE RD

Account: 228 Card: 1 of 1

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	05/06/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.40	Acres-Rear Land 2	450.00	180	100%		180
Total Acres 1.40					Land Total	10,980

Acpt Land	11,000	Accepted Bldg	0	Total	11,000
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: RYAN,ALLAN J & CHARLOTTE L

Valuation Report

11/03/2015

Page 891

Map/Lot:

015-005

Account: 694 Card: 1 of 1

Location:

LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Lake	80,000.00	57,689	90%	Unimproved	51,920
Total Acres 0.52			Land Total			51,920
Acpt Land		51,900	Accepted Bldg		0	Total
						51,900

PERRY
 Name: SALISBURY,DARRELL H

Valuation Report

11/03/2015

Page 892

Map/Lot: 003-037

Account: 809 Card: 1 of 1

Location: 43 LEACH PT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 07/01/1991
 Sale Price 44,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Ocean --	55,000.00	40,789	100%		40,789
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.55						46,789

Dwelling Description

Replacement Cost New

Conventional	Two Story	408 Sqft	Grade C 100	Base	84,626
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,183
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	408
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	92,217
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	83,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1999	312	C 100	6,589	Avg.	91%	100%	100%	5,996
Unfin Basement	1999	312	C 100	4,123	Avg.	91%	100%	100%	3,752
Frame Garage	1999	352	C 100	9,980	Avg.	91%	100%	100%	9,082
Outbuilding Total									18,830

Acpt Land 46,800 **Accepted Bldg** 102,700 **Total** 149,500

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 04/01/1994
Topography	Rolling	Sale Price 8,500
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
39.00	Acres-Rear Land 2	450.00	17,550	100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						43,550

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	2,016 Sqft	Grade C 100	Base		214,278
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,116
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1995	0	Typical	Typical	Average				225,394
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnd)
None			None	89%	100%	100%		200,601

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnd
Wood Deck	1995	144	C 100	1,402	Ava.	89%	100%	100%	1,248
Open Frame Porch	1995	210	C 100	1,773	Ava.	89%	100%	100%	1,578
Wood Deck	1995	240	C 100	2,170	Ava.	89%	100%	100%	1,931
Outbuilding Total									4,757

Acpt Land	43,600	Accepted Bldg	205,400	Total	249,000
------------------	--------	----------------------	---------	--------------	---------

PERRY

Valuation Report

11/03/2015

Name: SANCHEZ, ROBERT A & ZIPPERER, AMY A

Page 894

Account: 925 Card: 1 of 1

Map/Lot: Location:

002-002-001 196 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Above Street
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 08/31/2007
Sale Price 104,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Misc (Fract), Acres-Rear Land 1, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Raised Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1SFr Overhang, Frame Shed, Wood Deck.

Acpt Land 21,000 Accepted Bldg 92,500 Total 113,500

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 08/01/2012
Topography	Level	Sale Price 35,000
Utilities	Dug WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Buyer
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	100%		20,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Land Total						24,800

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	540 Sqft	Grade D 100	Base		76,189
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement		-1,187
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	None			Insulation		-664
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1930	0	Old Type	Old Type	Poor	Typical			74,338
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete	None	40%	63%	100%	18,733			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	75	D 100	599	Poor	40%	63%	100%	151
Frame Shed	1930	64	E 100	714	Poor	40%	100%	100%	286
Frame Shed	1930	192	E 100	1,368	Poor	40%	100%	100%	547
Outbuilding Total									984

Acpt Land	24,800	Accepted Bldg	19,700	Total	44,500
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: SANTOS,JAMES

Valuation Report

11/03/2015

Page 896

Map/Lot:

012-020-00N

Account: 1068 Card: 1 of 1

Location:

461 GOLDING RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 01/26/2012
Sale Price 1,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
1.20	Acres-Rear Land 2	450.00	540	100%		540
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.20						18,540

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	602 Sqft	Grade E 110	Base	37,649
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,973
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-743
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	602	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Obsolete	Typical	Poor	Typical	32,933
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
Delapidation			None	72%	24%	100%

Value(Rcnd)
5,691

Acpt Land

18,500

Accepted Bldg

5,700

Total

24,200

PERRY
Name: SAVORY,ROBIN

Valuation Report

11/03/2015

Page 897

Map/Lot: 018-007

Account: 160 Card: 1 of 1

Location: 96 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/19/2014
Sale Price 72,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2 2016 PROPERTY NEEDS REVIEW FOR
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 19,350

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	960 Sqft	Grade C 110	Base	100,311
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-106
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,668
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	1/2 Finished			Attic	7,249
FirePlaces	1			Fireplace	5,500
Insulation	Capped Only			Insulation	-528
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	106,112
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None				87%	100% 100%	92,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1989	240	C 110	3,551	Avq.	87%	100%	100%	3,089
Frame Shed	1989	96	D 100	1,440	Avq-	82%	100%	100%	1,181
Outbuilding Total									4,270

Acpt Land 19,400 **Accepted Bldg** 96,600 **Total** 116,000

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/25/2014
Sale Price 900,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.30	Acres-Ocean	85,000.00	154,410	100%		154,410
22.50	Acres-Rear Land 1	3,000.00	67,500	100%		67,500
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 25.80						Land Total 230,910

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	3,493 Sqft	Grade A 100	Base	519,453
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-7,487
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,397
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	33,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,500
Insulation	Heavy			Insulation	3,930
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Modern	Modern	Average	Typical	567,793
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		92%	100% 100%	522,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2001	696	A 100	23,738	Avg.	92%	100%	100%	21,839
Open Frame Porch	2001	96	A 100	1,338	Avg.	92%	100%	100%	1,231
Open Frame Porch	2001	1504	A 100	17,664	Avg.	92%	100%	100%	16,251
Wood Deck	2001	200	A 100	2,775	Avg.	92%	100%	100%	2,553
Frame Shed	2001	40	C 100	1,184	Good	93%	100%	100%	1,101
Tennis Court	2001	7440	C 100	20,832	Avg.	92%	100%	100%	19,165
C-L Fencing /LF	2001	36	A 100	540	Avg.	92%	100%	100%	497
Outbuilding Total									62,637

Acpt Land 230,900 **Accepted Bldg** 585,000 **Total** 815,900

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 08/25/2014
Sale Price 900,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	880 Sqft	Grade A 100	Base	119,768
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 3/4 Bmt	Basement	-2,712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,940
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,070
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
2007	0	Typical	Typical	Good		Typical			121,726
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		94%	100%	100%		114,422	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	120	A 100	1,617	Good	94%	100%	100%	1,520
Wood Deck	2007	696	A 100	8,727	Good	94%	100%	100%	8,203
Outbuilding Total									9,723
Acpt Land			0	Accepted Bldg		124,100	Total		124,100

PERRY
Name: SCHIELKE,LORENZ & JODY L

Valuation Report

11/03/2015

Page 900

Map/Lot:

013-042

Account: 438

Location:

26 LETE WATCH

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	230,900	585,000	815,900	230,900	585,000	815,900
2	0	124,100	124,100	0	124,100	124,100
TOTAL	230,900	709,100	940,000	230,900	709,100	940,000

PERRY
Name: SCURTO,PAUL J

Valuation Report

11/03/2015
Page 901
003-001-001-003
BIRCH PT RD

Account: 868 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Ocean/Cove	50,000.00	47,170	100%		47,170
Total Acres 0.89				Land Total		47,170
Accpt Land		47,200	Accepted Bldg		0	Total
						47,200

PERRY
 Name: SCURTO,PAUL J & JAN

Valuation Report

11/03/2015

Page 902

Map/Lot:
 Location:

003-001-001-001
 BIRCH PT RD

Account: 864 Card: 1 of 1

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 12/31/2014
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean/Cove	50,000.00	50,744	100%		50,744
1.15	Acres-Rear Land 1	3,000.00	3,450	100%		3,450
Total Acres 2.18					Land Total	54,194
Acpt Land		54,200	Accepted Bldg		0	Total
						54,200

PERRY
 Name: SEARS,LAWRENCE E & AUDREY J

Valuation Report

11/03/2015

Page 903

Map/Lot:

013-026&27

Account: 703 Card: 1 of 1

Location:

731 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.80	Acres-Rear Land 2	450.00	360	100%		360
Total Acres 1.80			Land Total			26,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1969	12X46	D 100	14,140	Ava.	40%	100%	100%	5,656
Encl Frame Porch	1969	174	D 100	2,077	Ava.	80%	100%	100%	1,662
Open Frame Porch	1969	102	D 100	769	Ava.	80%	100%	100%	615
Frame Shed	1969	48	E 100	633	Ava.	80%	100%	100%	506
A-Roof.....	1969	552	D 100	1,358	Ava.	80%	100%	100%	1,086
Concrete Slab...	1969	552	D 100	1,132	Ava.	80%	100%	100%	906
						Outbuilding Total			10,431

Acpt Land	26,400	Accepted Bldg	10,400	Total	36,800
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: SEELEY,DIANE M FOOTER

Valuation Report

11/03/2015

Page 904

Map/Lot:

011-018

Account: 267 Card: 1 of 1

Location:

ROY'S WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.70	Acres-Lake	80,000.00	66,933	100%		66,933	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.70						Land Total	72,933

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	896 Sqft	Grade B 100	Base	151,840
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	728 Sqft, Grade E	Basement Gar	None	Fin Bsmt	2,730
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,436
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	840
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	157,846
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	145,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	320	B 100	3,512	Avg.	92%	100%	100%	3,231
Frame Shed	2002	100	C 100	1,797	Avg.	92%	100%	100%	1,653
Wood Deck	2002	160	D 100	1,255	Avg.	92%	100%	100%	1,155
Outbuilding Total									6,039

Acpt Land 72,900 **Accepted Bldg** 151,300 **Total** 224,200

PERRY
 Name: SEELEY,FRANK W (LIFE ESTATE)

Valuation Report

11/03/2015

Page 905

Map/Lot:

012-024-001

Location:

29 JOHNSON RD

Account: 496 Card: 1 of 1

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 B 3830 P141 PHYLLIS MORRISON SEELEY
 Reference 2 LE TO FRANK SEELEY
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 4 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	95%		11,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	17,400

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,014 Sqft	Grade D 100	Base	58,889
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-83
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,855
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	4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Below Average	Typical	54,871
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						46,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Concrete Slab...	1994	130	D 100	266	Avq-	84%	100%	100%	223
Wood Deck	1994	98	D 100	848	Avq-	84%	100%	100%	712
2S Frame Garage	1987	672	E 100	10,879	Fair	75%	100%	100%	8,159
Wood Deck	2011	280	D 100	2,042	Avq-	84%	100%	100%	1,715
Frame Shed	2014	180	D 100	2,144	Avq.	95%	100%	100%	2,037
Open Frame Porch	2014	126	D 100	922	Avq.	95%	100%	100%	876
Outbuilding Total									13,722

Acpt Land

17,400

Accepted Bldg

59,800

Total

77,200

Valuation Report

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Shoreland.....	Sale Date 12/01/2003
Topography	Rolling	Sale Price 54,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782
3.90	Acres-Rear Land 1	3,000.00	11,700	60%	View/Envir	7,020
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.90						90,802

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,360 Sqft	Grade B 100	Base		198,370
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	336 Sqft, Grade B	Basement Gar	None	Fin Bsmt		6,300
Heating	100% Radiant Floor	Cooling	0% None	Heat		3,749
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,275
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	Typical	Typical	Average	Typical	217,194			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	199,818			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	2003	192	B 100	5,069	Avg.	92%	100%	100%	4,663
Wood Deck	2003	328	B 100	3,592	Avg.	92%	100%	100%	3,305
Wood Deck	2003	85	B 100	1,162	Avg.	92%	100%	100%	1,069
Frame Garage	2003	676	B 100	19,356	Avg.	92%	100%	100%	17,808
Unfinished Attic	2003	676	B 100	2,518	Avg.	92%	100%	100%	2,317
Unfin Basement	2003	192	B 100	4,465	Avg.	92%	100%	100%	4,108
Outbuilding Total									33,270
Acpt Land		90,800	Accepted Bldg		233,100	Total		323,900	

PERRY
 Name: SEGIEN,VANESSA

Valuation Report

11/03/2015
 Page 907
 004-027
 US RTE ONE

Account: 689 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 10,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
Total Acres 25.00					Land Total	28,800
Acpt Land		28,800	Accepted Bldg		0	Total
						28,800

PERRY
 Name: SEGIEN,VANESSA

Valuation Report

11/03/2015

Page 908

Map/Lot:

018-002-A

Account: 999 Card: 1 of 1

Location:

918 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2006
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1970	12X66	C 100	21,887	Fair	20%	100%	100%	4,377
						Outbuilding Total			4,377
Acpt Land			0	Accepted Bldg		4,400	Total		4,400

PERRY
 Name: SELWOOD,RUSSELL

Valuation Report

11/03/2015

Page 909

Map/Lot:

005-070

Account: 175 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	01/11/2013
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
2.50	Acres-Rear Land 1	3,000.00	7,500	60%	View/Envir	4,500
Total Acres 3.50					Land Total	22,500
Acpt Land		22,500	Accepted Bldg		0	Total
						22,500

PERRY
 Name: SELWOOD,RUSSELL

Valuation Report

11/03/2015

Page 910

Map/Lot:

005-067

Account: 659 Card: 1 of 1

Location:

EAST BAY LN

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/12/2011
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Ocean ---	25,000.00	20,616	90%	Unimproved	18,554
Total Acres 0.68				Land Total		18,554
Acpt Land		18,600	Accepted Bldg		0	Total
						18,600

PERRY
 Name: SELWOOD,RUSSELL A

Valuation Report

11/03/2015

Page 911

Map/Lot:

005-065

Account: 382 Card: 1 of 1

Location:

EAST BAY LN

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/01/2000
 Sale Price 9,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean ---	25,000.00	17,678	50%	Restrictio	8,839
Total Acres 0.50				Land Total		8,839
Acpt Land		8,800	Accepted Bldg		0	Total
						8,800

PERRY
Name: SELWOOD,RUSSELL A

Valuation Report

11/03/2015

Page 912

Map/Lot:

005-064

Account: 383 Card: 1 of 1

Location:

EAST BAY LN

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000	
6.00	Acres-Rear Land 1	3,000.00	18,000	60%	View/Envir	10,800	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 7.00						Land Total	71,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	594 Sqft	Grade D 110	Base	87,715
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,894
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
1977	0	Typical	Typical	Average	Typical	81,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100%	67,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1977	189	D 110	1,453	Avg.	83%	100%	100%	1,206
Frame Shed	1977	182	D 110	2,377	Avg.	83%	100%	100%	1,973
2S Frame Garage	1988	486	D 110	15,692	Avg.	87%	100%	100%	13,652
Outbuilding Total									16,831

Acpt Land

71,800

Accepted Bldg

84,700 **Total**

156,500

PERRY
 Name: SELWOOD,RUSSELL A

Valuation Report

11/03/2015

Page 913

Map/Lot:

005-068

Account: 479 Card: 1 of 1

Location:

EAST BAY LN

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/12/2011
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean ---	25,000.00	18,875	50%	View/Envir	9,437
Total Acres 0.57					Land Total	9,437
Acpt Land		9,400	Accepted Bldg		0	Total
						9,400

PERRY
 Name: SEPIK,NANETTE BISSET

Valuation Report

11/03/2015
 Page 914
 007-011-002
 SHORE RD

Account: 211 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 10/01/2001
 Sale Price 96,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Ocean	85,000.00	93,113	100%		93,113
4.70	Acres-Rear Land 1	3,000.00	14,100	100%		14,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.90						Land Total 113,213

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,008 Sqft	Grade B 110	Base	179,379
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,015
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,040
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	191,684
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	92%	100%	176,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	624	B 110	20,077	Ava.	92%	100%	100%	18,471
Encl Frame Porch	2003	192	B 110	3,736	Ava.	92%	100%	100%	3,437
Outbuilding Total									21,908

Acpt Land 113,200 **Accepted Bldg** 198,300 **Total** 311,500

PERRY
 Name: SEPIK,NANETTE BISSETT
 KRANT,PATRICE M

Valuation Report

11/03/2015
 Page 915
 007-011
 SHORE RD

Account: 861 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Paved

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.80	Acres-Ocean	85,000.00	76,026	90%	Unimproved	68,424	
30.10	Acres-Rear Land 1	3,000.00	90,300	100%		90,300	
Total Acres 30.90					Land Total	158,724	
Acpt Land		158,700	Accepted Bldg		0	Total	158,700

PERRY
 Name: SERMERSHEIM,JOHN & KIM S

Valuation Report

11/03/2015
 Page 916
 015-007-004
 LAKE RD

Account: 236 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 4 LAKE RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 12/11/2012
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Lake	80,000.00	63,498	75%	Access	47,624
Total Acres 0.63						47,624

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1910									200
----- S O U N D V A L U E -----										200
Outbuilding Total										200

Acpt Land	47,600	Accepted Bldg	200	Total	47,800
------------------	--------	----------------------	-----	--------------	--------

PERRY
 Name: SERMERSHEIM,JOHN W & KIM S

Valuation Report

11/03/2015

Page 917

Map/Lot: 015-022+021-001
 Location: 1830 US RTE ONE

Account: 489 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/23/2003
 Sale Price 9,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 ADDS 21A IN 2007
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
31.03	Acres-Rear Land 2	450.00	13,964	100%		13,964
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 32.03			Land Total			39,964
Acpt Land		40,000	Accepted Bldg		0	Total
						40,000

Neighborhood 4	LAKE RD	Sale Data
Zoning/Use	Shoreland.....	Sale Date 10/01/2000
Topography	Rolling	Sale Price 500
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Semi-Improved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Lake	80,000.00	71,554	100%		71,554
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						77,554

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	756 Sqft	Grade D 110	Base		100,828
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-7,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,730
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		597
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1990	0	Typical	Typical	Average	88%	100%	100%			95,893
Functional Obsolescence		Economic Obsolescence								84,386
None		None								

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	220	D 110	4,191	Avq.	88%	100%	100%	3,688
Wood Deck	1990	460	D 110	3,545	Avq.	88%	100%	100%	3,120
Wood Deck	1990	72	D 110	745	Avq.	88%	100%	100%	656
Frame Shed	1990	224	E 100	1,532	Poor	66%	100%	100%	1,011
Frame Shed	1990	96	E 100	878	Avq.	88%	100%	100%	773
2S Frame Garage	1990	832	C 110	28,061	Avq.	88%	100%	100%	24,694
Finished Attic	1990	832	C 110	10,899	Avq.	88%	100%	100%	9,591
Carport/Canopy	1990	384	C 100	2,632	Avq.	88%	100%	100%	2,316
Outbuilding Total									45,849

Acpt Land	77,600	Accepted Bldg	130,200	Total	207,800
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: SERMERSHEIN,KIM

Valuation Report

11/03/2015
 Page 919
 015-021
 US RTE ONE

Account: 237 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellCesspool
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
30.00	Acres-Rear Land 2	450.00	13,500	100%		13,500
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 31.00			Land Total			36,300
Acpt Land		36,300	Accepted Bldg		0	Total
						36,300

PERRY
 Name: SGRITTA, THOMAS & MARGARET

Valuation Report

11/03/2015

Page 920

Map/Lot:

005-025

Account: 270 Card: 1 of 1

Location:

MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Ocean -	75,000.00	60,000	90%	Unimproved	54,000
Total Acres 0.64						54,000
Acpt Land			54,000	Accepted Bldg		0
						Total
						54,000

PERRY
 Name: SHAIN,HARRY A

Valuation Report

11/03/2015

Page 921

Map/Lot: 010-038

Account: 711 Card: 1 of 1

Location: 425 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Dug Well
 Street Semi-Improved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.75	Acres-Ocean	85,000.00	73,612	100%		73,612	
1.75	Acres-Rear Land 1	3,000.00	5,250	100%		5,250	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 2.50						Land Total	80,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
8Mobile Home	0							200
----- S O U N D V A L U E -----								
Outbuilding Total								200
Acpt Land		80,700	Accepted Bldg		200	Total		80,900

PERRY
Name: SHAIN,HARRY A

Valuation Report

11/03/2015

Page 922

Map/Lot: 010-039

Account: 712 Card: 1 of 1

Location: 426 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 1 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 23.00						Land Total 75,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	624 Sqft	Grade D 110	Base	90,588
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,824
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	3,608
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,126
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	1920	Old Type	Old Type	Below Average	Typical	91,246
Functional Obsolescence						Value(Rcnld)
None						48,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
1 & 1/2 Story Fr	1875	448	D 110	11,606	Avq-	60%	89%	100%	6,198	
Frame Shed	1875	280	E 100	1,818	Fair	50%	100%	100%	909	
Open Frame Porch	1875	120	D 110	972	Avq-	60%	89%	100%	519	
Outbuilding Total									7,626	

Acpt Land 75,700 **Accepted Bldg** 56,400 **Total** 132,100

PERRY
 Name: SHEA,EILEEN W & BARKLEY,STEVEN C

Valuation Report

11/03/2015
 Page 923
 009-053
 US RTE ONE

Account: 812 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
0.83	Acres-Rear Land 2	450.00	374	100%		374
Total Acres 1.83					Land Total	13,874
Acpt Land		13,900	Accepted Bldg		0	Total
						13,900

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Shoreland.....	Sale Date 02/03/2012
Topography	Rolling	Sale Price 34,787
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Ocean ---	25,000.00	35,355	100%		35,355
6.25	Acres-Rear Land 2	450.00	2,813	100%		2,813
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.25						44,168

Dwelling Description				Replacement Cost New		
Conventional	Two Story	775 Sqft	Grade D 100	Base		94,211
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-1,980
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		4,920
Attic	Floor & Stairs			Attic		1,046
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,271
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Old Type	Old Type	Poor	Typical	96,926
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		40%	94% 100%	36,444

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	160	E 50	602	Poor	40%	100%	100%	241
One Story Frame	1920	128	D 100	2,216	Poor	40%	94%	100%	833
Encl Frame Porch	1920	72	D 100	1,223	Poor	40%	94%	100%	460
Two Story Frame	1920	442	D 100	11,330	Poor	40%	94%	100%	4,260
Frame Shed	1920	666	E 100	3,791	Poor	40%	100%	100%	1,516
Outbuilding Total									7,310

Acpt Land	44,200	Accepted Bldg	43,800	Total	88,000
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: SHOREY,KEVIN L & KIRSTEN R

Valuation Report

11/03/2015

Page 925

Map/Lot: 018-032

Account: 765 Card: 1 of 1

Location: 1041 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 09/01/1995
 Sale Price 78,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Seller
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
4.68	Acres-Rear Land 2	450.00	2,106	100%		2,106
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.68						Land Total 38,106

Commercial Description

Occupancy Type	Manufacturing...					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Hot Water					
Built	1955					
Remodeled	1970					
Base Cost/Sqft		15.15				
Heat-Cool/Sqft	+	5.78				
Total		20.93				
Size Factor	X	1.003				
Adjusted Cost/Sqft		20.99				
Total Square Feet	X	2,683				
Replacement Cost		56,316				
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal		39,421				
Economic Factor	X 1.00					
			Total Value		39,421	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1955	72	D 100	1,223	Avq.	74%	100%	100%	905
Frame Garaqe	1955	220	D 100	6,345	Avq.	74%	100%	100%	4,695
Outbuilding Total									5,600

Acpt Land 38,100 **Accepted Bldg** 45,000 **Total** 83,100

Account: 646 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	30,000.00	21,213	100%		21,213
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.50					Land Total	24,213

Commercial Description

Occupancy Type	Retail Store....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Forced Warm Air					
Built	1954					
Remodeled	0					
Base Cost/Sqft		24.38				
Heat-Cool/Sqft	+	3.10				
Total		27.48				
Size Factor	X	1.108				
Adjusted Cost/Sqft		30.45				
Total Square Feet	X	1,727				
Replacement Cost		52,587				
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal		36,811				
Economic Factor	X 1.00					
			Total Value		36,811	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
Frame Shed	1992	144	D 100	1,843	Avq.	88%	100%	100%	1,622	
Outbuilding Total									1,622	

Acpt Land 24,200 **Accepted Bldg** 38,400 **Total** 62,600

PERRY
Name: SKRILETZ,ANN F

Valuation Report

11/03/2015

Page 927

Map/Lot: 005-026

Account: 576 Card: 1 of 2

Location: 385 US ROUTE 1

Neighborhood 5 ROUTE 1
Tree Growth 2008
Zoning/Use Residential . & Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved
TG RECERT YEAR 2008

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000	
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800	
20.00	Acres-Softwood	119.00	2,380	100%		2,380	
Total Acres 22.00						Land Total	34,180

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	400 Sqft	Grade D 110	Base	74,707
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 1/4 Bmt	Basement	-1,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-998
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-5,412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	66,637
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	84%	80%	100%	44,780	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1980	376	D 110	2,939	Ava.	84%	80%	100%	1,975
Encl Frame Porch	1980	72	D 110	1,345	Ava.	84%	80%	100%	904
Outbuilding Total									2,879

Acpt Land 34,200 **Accepted Bldg** 47,700 **Total** 81,900

PERRY
Name: SKRILETZ,ANN F

Valuation Report

11/03/2015

Page 928

Map/Lot:

005-026

Account: 576 Card: 2 of 2

Location:

40 BAYSIDE PL

Neighborhood 5 ROUTE 1
Tree Growth 2008
Zoning/Use Residential . & Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved
TG RECERT YEAR 2008

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Rear Land 4	1,000.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00						Land Total 7,000

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,204 Sqft	Grade B 100	Base	197,229
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-4,756
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	Typical	Typical	Average	Typical	204,973			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	93%	85%	100%	162,031				
Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	697	B 100	7,282	Avq.	93%	85%	100%	5,756
Open Frame Porch	2004	160	B 100	1,734	Avq.	93%	85%	100%	1,371
Frame Garage	2004	480	B 100	15,194	Avq.	93%	85%	100%	12,010
Frame Shed	2004	112	B 100	2,400	Avq.	93%	85%	100%	1,897
Open Frame Porch	2004	252	B 100	2,622	Avq.	93%	85%	100%	2,072
Open Frame Porch	2004	252	B 100	2,622	Avq.	93%	85%	100%	2,072
Outbuilding Total									25,178
Acpt Land		7,000	Accepted Bldg		187,200	Total		194,200	

PERRY
Name: SKRILETZ,ANN F

Valuation Report

11/03/2015
Page 929
005-026
40 BAYSIDE PL

Account: 576

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	34,200	47,700	81,900	34,200	47,700	81,900
2	7,000	187,200	194,200	7,000	187,200	194,200
TOTAL	41,200	234,900	276,100	41,200	234,900	276,100

PERRY
 Name: SMALL,CINDY LAURA;JANICE MARIE &
 MENDOZA, MIKOO

Valuation Report

11/03/2015

Page 930

Account: 44 Card: 1 of 1

Map/Lot:
 Location:

015-045
 33 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 03/27/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Baselot (Fract)	20,000.00	17,550	100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.77						Land Total 23,550

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	784 Sqft	Grade D 100	Base	93,530
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,715
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,778
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
1910	0	Typical	Typical	Fair	Typical	84,037
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	42,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1910	270	D 100	6,358	Fair	50%	100%	100%	3,179
Wood Deck	1910	270	D 100	1,976	Fair	50%	100%	100%	988
Outbuilding Total									4,167

Acpt Land

23,600

Accepted Bldg

46,200

Total

69,800

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/19/2003
Sale Price 4,200
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50						Land Total 26,675

Dwelling Description

Replacement Cost New

Ranch	One Story	2,128 Sqft	Grade B 100	Base	179,360
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-28,329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,910
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,330
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	Typical	Typical	Average	Typical	163,771			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	92%	100%	100%	150,669				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2003	100	B 100	2,221	Avg.	92%	100%	100%	2,043
2S Frame Garage	2003	1008	B 100	37,048	Avg.	92%	100%	100%	34,084
Wood Deck	2003	312	B 100	3,432	Avg.	92%	100%	100%	3,157
Wood Deck	2003	192	B 100	2,232	Avg.	92%	100%	100%	2,053
Outbuilding Total									41,337
Acpt Land		26,700		Accepted Bldg		192,000		Total	218,700

PERRY
 Name: SMALL,SHAUN R & MELISSA A

Valuation Report

11/03/2015

Page 932

Map/Lot:

018-043

Account: 252 Card: 1 of 1

Location:

22 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
 Topography Level
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data	
Sale Date	05/01/2007
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	18,974	90%	Unimproved	17,076
Total Acres 0.90					Land Total	17,076
Acpt Land		17,100	Accepted Bldg		0	Total
						17,100

PERRY
Name: SMITH JR,ERNEST

Valuation Report

11/03/2015

Page 933

Map/Lot: 004-010

Account: 784 Card: 1 of 1

Location: 16 A SMITH LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Ocean --	55,000.00	134,722	100%		134,722	
24.00	Acres-Rear Land 1	3,000.00	72,000	60%	View/Envir	43,200	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 30.00						Land Total	180,922

Dwelling Description

Replacement Cost New

Conventional	One Story	1,152 Sqft	Grade D 100	Base	75,843
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp None	Basement	-3,982
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,493
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,152	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Old Type	Old Type	Fair	Typical	70,368	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		75%	66%	100%	34,832

Acpt Land 180,900 **Accepted Bldg** 34,800 **Total** 215,700

PERRY
Name: SMITH,ANNIE M

Valuation Report

11/03/2015
Page 934
004-010-001
11 A SMITH LN

Account: 724 Card: 1 of 1
Map/Lot: Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 (LIFE ESTATE)
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	20,000.00	20,000	100%		20,000
1.60	Acres-Rear Land 2	450.00	720	100%		720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.60			Land Total			26,720

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	588 Sqft	Grade D 100	Base		79,346
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement		-1,717
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	95% Forced Warm	Cooling	0% None	Heat		-105
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					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1850	0	Old Type	Old Type	Poor	40%	94%	100%	77,524	
Functional Obsolescence		Economic Obsolescence						29,149	
None		None							
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1850	189	D 100	2,220	Poor	40%	94%	100%	835
Outbuilding Total								835	
Acpt Land		26,700	Accepted Bldg		30,000	Total		56,700	

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
0.96	Acres-Rear Land 2	450.00	432	100%		432	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.96						Land Total	26,432

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	966 Sqft	Grade B 100	Base	112,180
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,751
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	Typical	Typical	Above Average	Typical	113,931
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	95,702	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2006	288	B 100	7.604	Avg+	84%	100%	100%	6.387
Wood Deck	2006	544	B 100	5.752	Avg+	84%	100%	100%	4.832
2S Frame Garage	1976	720	B 100	28.605	Avg+	84%	100%	100%	24.028
Swimming Pool	1976	920	B 100	17.250	Avg+	84%	100%	100%	14.490
Patio	1976	432	B 100	4.675	Avg+	84%	100%	100%	3.927
Frame Shed	1976	420	E 100	2.534	Avg.	82%	100%	100%	2.078
Frame Shed	1976	144	B 100	2.809	Avg+	84%	100%	100%	2.360
Outbuilding Total									58,102

Acpt Land	26,400	Accepted Bldg	153,800	Total	180,200
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: SMITH,CLARENCE E & SANDRA

Valuation Report

11/03/2015

Page 936

Map/Lot:

012-020

Account: 726 Card: 1 of 1

Location:

JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Septic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	100%		12,000
38.60	Acres-Rear Land 2	450.00	17,370	100%		17,370
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 39.60						Land Total
						32,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Frame Shed	1985	980	C 100	15,944	Avg.	86%	100%	100%	13,712
Outbuilding Total									13,712
Acpt Land		32,400		Accepted Bldg		13,700		Total	46,100

Account: 727 Card: 1 of 1

Map/Lot: 012-016+021
Location: 145 JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
60.00	Acres-Rear Land 2	450.00	27,000	100%		27,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 61.00						45,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	800 Sqft	Grade C 100	Base	113,771
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-4,600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,896
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
1840	1982	Typical	Typical	Average	Typical	107,275
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	95%	100%	66,242	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1840	120	D 100	1,641	Avg.	65%	100%	100%	1,067
Wood Deck	1840	100	D 100	861	Avg.	65%	100%	100%	560
Frame Shed	1840	979	D 100	8,840	Avg-	60%	100%	100%	5,304
Outbuilding Total									6,931

Acpt Land 45,000 **Accepted Bldg** 73,200 **Total** 118,200

PERRY
 Name: SMITH,JASON E & MINDY L

Valuation Report

11/03/2015

Page 938

Map/Lot:

013-049

Account: 365 Card: 1 of 1

Location:

293 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data	
Sale Date	09/26/2014
Sale Price	21,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	50,000.00	50,000	100%		50,000
28.40	Acres-Rear Land 2	450.00	12,780	100%		12,780
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 29.40					Land Total	68,780

Acpt Land	68,800	Accepted Bldg	0	Total	68,800
------------------	--------	----------------------	---	--------------	--------

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/03/2010
Sale Price 168,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00						20,250

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade B 100	Base		123,257
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,233
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		770
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	133,760
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	93%	100%	100%	124,397	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2004	540	B 100	5,712	Avg.	93%	100%	100%	5,312
Frame Shed	2004	48	B 100	1,582	Avg.	93%	100%	100%	1,471
Frame Garage	2010	896	B 100	24,029	Avg.	93%	100%	100%	22,347
Outbuilding Total									29,130

Acpt Land 20,300 **Accepted Bldg** 153,500 **Total** 173,800

PERRY
 Name: SMITH,RALPH JR

Valuation Report

11/03/2015

Page 940

Map/Lot:

006-026

Account: 634 Card: 1 of 2

Location:

47 COUNTY RD

Neighborhood 17 ROUTE 190

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

Sale Data
 Sale Date 12/06/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	14,142	100%		14,142	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.50						Land Total	20,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1970	12X70	D 100	19,556	Poor	10%	100%	100%	1,956
Concrete Slab...	1970	840	D 100	1,722	Poor	58%	100%	100%	999
Outbuilding Total									2,955

Acpt Land	20,100	Accepted Bldg	3,000	Total	23,100
------------------	--------	----------------------	-------	--------------	--------

PERRY
 Name: SMITH,RALPH JR

Valuation Report

11/03/2015

Page 941

Map/Lot:

006-026

Account: 634 Card: 2 of 2

Location:

49 COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/06/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
Total Acres 1.00						20,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1969	1984	D 100	30,921	Avq-	75%	100%	100%	23,191	
Outbuilding Total									23,191	

Acpt Land	20,000	Accepted Bldg	23,200	Total	43,200
------------------	--------	----------------------	--------	--------------	--------

PERRY
Name: SMITH,RALPH JR

Valuation Report

11/03/2015
Page 942
006-026
49 COUNTY RD

Account: 634

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,100	3,000	23,100	20,100	3,000	23,100
2	20,000	23,200	43,200	20,000	23,200	43,200
TOTAL	40,100	26,200	66,300	40,100	26,200	66,300

PERRY
 Name: SMITH,ROSELETA

Valuation Report

11/03/2015

Page 943

Map/Lot: 003-029

Account: 730 Card: 1 of 1

Location: 229 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 06/19/2013
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00						Land Total 15,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Holly Park	M/H	1975	12X60	D 100	17.300	Poor	10%	50%	100%	865
Outbuilding Total										865

Acpt Land	15,000	Accepted Bldg	900	Total	15,900
------------------	--------	----------------------	-----	--------------	--------

PERRY
Name: SOUSA,DAVID R & RUTH D

Valuation Report

11/03/2015

Page 944

Map/Lot: 015-033

Account: 293 Card: 1 of 1

Location: 182 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled Well
Street Semi-Improved

Sale Data
Sale Date 02/09/2012
Sale Price 48,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 BANK AUCTION B 3823 P23

Reference 2

Tran/Land/Bldg 0 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
74.00	Acres-Rear Land 2	450.00	33,300	100%		33,300
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 75.00						Land Total 48,300

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	507 Sqft	Grade D 110	Base	81,419
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,897
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-5,412
Attic	1/2 Finished			Attic	4,310
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-686
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1963	0	Old Type	Obsolete	Average	Inadeq.	71,704	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	88%	100%	48,587

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1963	232	E 100	972	Poor	54%	50%	100%	262
Encl Frame Porch	1963	64	D 100	1,155	Avq.	77%	100%	100%	889
Outbuilding Total									1,151

Acpt Land 48,300 **Accepted Bldg** 49,700 **Total** 98,000

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Rural.....	Sale Date 01/16/2009
Topography	Rolling	Sale Price 75,000
Utilities	Dug WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.50						Land Total 25,475

Dwelling Description				Replacement Cost New		
Conventional	One Story	576 Sqft	Grade C 100	Base		66,994
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet None	Basement		-2,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	90% Floor/Wall Unit	Cooling	0% None	Heat		-987
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,584
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		288
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	1993	Typical	Typical	Below Average	Typical	67,327				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		83%	76%	100%	42,470			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1990	408	C 100	8,617	Avq-	83%	100%	100%	7,152	
Frame Garage	1990	672	C 100	15,417	Avq-	83%	100%	100%	12,796	
Wood Deck	1990	420	C 100	3,610	Avq-	83%	100%	100%	2,996	
Outbuilding Total									22,944	
Acpt Land		25,500		Accepted Bldg			65,400		Total	90,900

PERRY
 Name: SPEARIN, RONALD & MARY ANNE

Valuation Report

11/03/2015

Page 946

Map/Lot:

008-014

Account: 738 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 02/19/2013
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	75%	Access	15,000
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500
Total Acres 11.00					Land Total	19,500

Acpt Land 19,500 **Accepted Bldg** 0 **Total** 19,500

PERRY
 Name: SPEARIN, RONALD ALBERT III & MARY A

Valuation Report

11/03/2015

Page 947

Map/Lot:

008-020+021

Account: 558 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	11/30/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
60.37	Acres-Rear Land 2	450.00	27,167	100%		27,167	
Total Acres 61.37					Land Total	37,967	
Acpt Land		38,000	Accepted Bldg		0	Total	38,000

PERRY

Valuation Report

11/03/2015

Name: SPINNEY,JOHN L;THERIAULT,KAREN A 1/2 &

Page 948

SPINNEY,JAMES H & RONALD J 1/2

Map/Lot:

009-051

Account: 732 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 02/01/2002
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1 UNDIVIDED INTERES

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
Total Acres 10.00					Land Total	22,050

Acpt Land	22,100	Accepted Bldg	0	Total	22,100
------------------	--------	----------------------	---	--------------	--------

PERRY
Name: SPINNEY, RONALD

Valuation Report

11/03/2015

Page 949

Map/Lot:

010-001-A

Account: 734 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1900	870	E 100	9,390	Poor	40%	100%	100%	3,756
						Outbuilding Total			3,756
Acpt Land			0	Accepted Bldg		3,800	Total		3,800

PERRY
 Name: SPINNEY, RONALD J & ELAINE R

Valuation Report

11/03/2015
 Page 950
 010-001-001
 US RTE ONE

Account: 1015 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/07/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
7.85	Acres-Rear Land 2	450.00	3,533	100%		3,533
Total Acres 8.85					Land Total	21,533
Acpt Land		21,500	Accepted Bldg		0	Total
						21,500

PERRY
 Name: SPRAGUE, RAYMOND P
 JACKSON, ALICE S

Valuation Report

11/03/2015

Page 951

Account: 735 Card: 1 of 1

Map/Lot:
 Location:

003-025
 LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Gravel

Sale Data	
Sale Date	03/31/2004
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
46.61	Acres-Rear Land 3(>100)	300.00	13,983	100%		13,983	
Total Acres 147.61					Land Total	72,483	
Acpt Land		72,500	Accepted Bldg		0	Total	72,500

PERRY
 Name: SPRETER,ROBERT J

Valuation Report

11/03/2015

Page 952

Map/Lot:

003-028-001

Location:

CANNON HILL RD

Account: 736 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 11/03/2014
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.50	Acres-Rear Land 2	450.00	225	100%		225
Total Acres 1.50				Land Total		11,025
Acpt Land		11,000	Accepted Bldg		0	Total
						11,000

PERRY
 Name: ST PIERRE, TED R & YUN OUK

Valuation Report

11/03/2015

Page 953

Map/Lot:

004-007+008

Account: 172 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 1995
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2005

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Ocean	85,000.00	208,207	95%	Unimproved	197,796
46.00	Acres-Rear Land 1	3,000.00	138,000	100%		138,000
68.00	Acres-Rear Land 2	450.00	30,600	100%		30,600
Total Acres 120.00					Land Total	366,396

Acpt Land	366,400	Accepted Bldg	0	Total	366,400
------------------	---------	----------------------	---	--------------	---------

Neighborhood 15 CROSS RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Misc (Fract)	12,000.00	11,510	100%		11,510	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.92						Land Total	17,510

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,008 Sqft	Grade D 100	Base	58,673
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,803
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	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	Typical	Typical	Fair	Typical	49,870	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		69%	100%	100%	34,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	80	D 100	730	Fair	69%	100%	100%	504
Wood Deck	1974	144	D 100	1,150	Fair	69%	100%	100%	793
Frame Garage	1974	768	D 100	13,979	Avg-	77%	100%	100%	10,764
Frame Shed	1974	64	E 100	714	Avg-	77%	100%	100%	550
Outbuilding Total									12,611

Acpt Land	17,500	Accepted Bldg	47,000	Total	64,500
------------------	--------	----------------------	--------	--------------	--------

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Dug WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 2.00						Land Total	17,250

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,404 Sqft	Grade C 100	Base	88,976
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,036
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	97,012
Functional Obsolescence						Value(Rcnld)
None		None	None	94%	100%	91,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2206	90	E 100	848	Ava.	95%	100%	100%	806
Outbuilding Total									806

Acpt Land 17,300 **Accepted Bldg** 92,000 **Total** 109,300

PERRY
 Name: STANHOPE,JEFFREY A & KALOUA K

Valuation Report

11/03/2015

Page 956

Map/Lot:

006-011

Account: 1100 Card: 1 of 1

Location:

MAHAR LN

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
12.62	Acres-Rear Land 2	450.00	5,679	100%		5,679
Total Acres 13.62					Land Total	16,479
Acpt Land		16,500	Accepted Bldg		0	Total
						16,500

Valuation Report

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/01/1992
 Sale Price 4,750
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						Land Total 26,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,288 Sqft	Grade B 100	Base	124,498
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-161
					0
Foundation	Concrete	Basement	Dry None	Basement	-4,970
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,335
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	805
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	130,007
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			Location	89%	100%	115,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1996	100	C 100	1,777	Ava.	90%	100%	100%	1,599
2S Frame Garage	1996	720	C 100	22,884	Ava.	90%	100%	100%	20,596
Frame Shed	2001	240	C 100	3,228	Ava.	92%	100%	100%	2,970
Outbuilding Total									25,165

Acpt Land 26,900 **Accepted Bldg** 140,900 **Total** 167,800

PERRY
Name: STANHOPE,JOHN A

Valuation Report

11/03/2015

Page 958

Map/Lot: 007-016

Account: 191 Card: 1 of 1

Location: 92 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 06/07/2012
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 REVIEW FOR RENOVATIONS 2015

Reference 2 castonhope@hotmail.com

Tran/Land/Bldg 3 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
0.70	Acres-Rear Land 1	3,000.00	2,100	100%		2,100
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.70						Land Total 36,900

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	900 Sqft	Grade D 100	Base	99,870
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,018
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,749
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,107
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	93,996
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnd
50%						
Func. %						Value
89%						
Econ. %						Rcnd
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Shed	1900	192	E 100	1,368	Fair	50%	100%	100%	684
Open Frame Porch	1900	50	D 100	440	Fair	50%	89%	100%	196
Wood Deck	1900	116	D 100	966	Fair	50%	89%	100%	430
Frame Garage	1900	360	D 100	8,295	Fair	50%	100%	100%	4,148
Frame Shed	1900	546	D 100	5,211	Fair	50%	50%	100%	1,303
Outbuilding Total									6,761

Acpt Land

36,900

Accepted Bldg

48,600 **Total**

85,500

PERRY

Valuation Report

11/03/2015

Name: STERLING TRUST COMPANY, CUSTODIAN FBO

Page 959

MCLAUGHLIN, ELLEN M

Map/Lot:

013-048-001

Account: 751 Card: 1 of 1

Location:

13 BERGER FARM RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/27/2006
Sale Price 100,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Baselot (Fract), Acres-Rear Land 1, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Grade/Type, Base, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence and Incomplete.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Open Frame Porch.

Acpt Land 87,200 Accepted Bldg 73,800 Total 161,000

PERRY
Name: STEVENS,ERIN

Valuation Report

11/03/2015

Page 960

Map/Lot:

009-035

Account: 1115 Card: 1 of 1

Location:

48 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	2011	14X60	C 100	23,132	Avq.	95%	100%	100%	21,975	
Frame Shed	2011	144	E 100	1,124	Poor	75%	100%	100%	843	
Outbuilding Total									22,818	
Acpt Land			0	Accepted Bldg			22,800	Total		22,800

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/07/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 5 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
7.35	Acres-Rear Land 2	450.00	3,308	100%		3,308
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.35						29,308

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	103,502
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,263
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	504
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	98,999
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	94%	70%	65,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	1971	672	E 100	3,822	Poor	58%	50%	100%	1,108
Frame Shed	1991	192	E 100	1,368	Poor	67%	100%	100%	917
Outbuilding Total									2,025

Acpt Land 29,300 **Accepted Bldg** 67,200 **Total** 96,500

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 12/01/1991
 Sale Price 48,500
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean -	75,000.00	75,000	90%	Access	67,500	
0.48	Acres-Rear Land 1	3,000.00	1,440	100%	Excess Frt	1,440	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.48						Land Total	74,940

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	900 Sqft	Grade C 100	Base	121,793
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	-2,133
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	675
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	Typical	Typical	Average	Typical	120,335			
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None			Location	89%	100%	90%	96,388		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
Open Frame Porch	1993	300	C 100	2,469	Avg.	89%	100%	90%	1,977
						Outbuilding Total	1,977		
Acpt Land		74,900	Accepted Bldg		98,400	Total		173,300	

Account: 752 Card: 1 of 1

Map/Lot: 011-023+024+25+26
Location: 38 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 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-Lake	80,000.00	113,137	100%		113,137
5.70	Acres-Rear Land 2	450.00	2,565	100%		2,565
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.70						Land Total 121,702

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 110	Base	119,740
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	4,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1990	Typical	Typical	Average	Typical	124,140
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	101,795	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1975	80	D 100	730	Avg.	82%	100%	100%	599
Outbuilding Total									599

Acpt Land 121,700 **Accepted Bldg** 102,400 **Total** 224,100

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/26/2003
Sale Price 150,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	80,000	100%		80,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.80	Acres-Rear Land 2	450.00	360	100%		360
Total Acres 1.80						86,360

Dwelling Description

Replacement Cost New

Post & Bean/Log	One & 1/2 Story	480 Sqft	Grade D 100	Base	74,409
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,330
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-933
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	-590
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	68,556
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	44,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	200	D 100	1,391	Avg.	65%	100%	100%	904
Wood Deck	1920	486	D 100	3,393	Avg.	65%	100%	100%	2,205
Wood Deck	1920	200	D 100	1,517	Avg.	65%	100%	100%	986
2S Frame Garage	1920	576	C 100	19,507	Avg.	65%	100%	100%	12,680
Finished Attic	1920	576	C 100	8,244	Avg.	65%	100%	100%	5,359
Frame Garage	1920	384	D 110	9,493	Avg.	65%	100%	100%	6,170
Frame Shed	1920	160	D 110	2,174	Avg.	65%	100%	100%	1,413
Outbuilding Total									29,717

Acpt Land 86,400 **Accepted Bldg** 74,300 **Total** 160,700

PERRY
 Name: STOREY,JOSEPH

Valuation Report

11/03/2015

Page 965

Map/Lot: 009-023

Account: 457 Card: 1 of 1

Location: 304 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 01/09/2004
 Sale Price 41,200
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.50	Acres-Rear Land 2	450.00	1,125	100%		1,125
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50						19,125
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1988	14X66	C 100	24,985	Ava.	47%	100%	100%	11,643
Encl Frame Porch	1977	96	D 100	1,424	Ava.	83%	100%	100%	1,182
Wood Deck	1977	120	D 100	992	Ava.	83%	100%	100%	823
2S Frame Garage	1977	576	C 100	19,507	Ava.	83%	100%	100%	16,191
Frame Shed	1977	192	E 100	1,368	Ava.	83%	100%	100%	1,135
Outbuilding Total									30,974

Acpt Land 19,100 **Accepted Bldg** 31,000 **Total** 50,100

PERRY
 Name: STRADE,CLIFFORD

Valuation Report

11/03/2015
 Page 966
 003-026-001
 BIRCH PT RD

Account: 803 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 02/01/2000
 Sale Price 10,000
 Sale Type
 Financing
 Verified
 Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.00	Acres-Rear Land 2	450.00	10,350	100%		10,350
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Access	0
1.00	Acres-Misc (Fract)	3,000.00	6,000	90%	Unimproved	8,100
Total Acres 24.00					Land Total	18,450
Acpt Land		18,500	Accepted Bldg		0	Total
						18,500

PERRY
 Name: SULLIVAN,CHRISTOPHER & MOKA

Valuation Report

11/03/2015

Page 967

Map/Lot:

008-020-002

Account: 1073 Card: 1 of 1

Location:

LITTLE EGYPT RD OFF

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 10/29/2014
 Sale Price 10,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	50%	Access	6,000
6.50	Acres-Rear Land 2	450.00	2,925	100%		2,925
Total Acres 7.50					Land Total	8,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
One Story Frame	2012	256	E 100	2,704	Avg.	95%	100%	100%		2,569
Outbuilding Total										2,569

Acpt Land 8,900 **Accepted Bldg** 2,600 **Total** 11,500

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Misc (Fract)	12,000.00	7,299	100%		7,299
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.37					Land Total	12,099

Dwelling Description

Replacement Cost New

Conventional	Two Story	882 Sqft	Grade C 100	Base	123,715
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,764
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	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,764
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Old Type	Old Type	Average	Typical	124,187
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	94% 100%	75,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1890	280	C 100	2,490	Ava.	65%	94%	100%	1,522
2S Frame Garage	1890	768	C 110	26,411	Ava.	65%	100%	100%	17,167
Finished Attic	1890	768	C 110	10,441	Ava.	65%	100%	100%	6,787
Outbuilding Total									25,476

Acpt Land	12,100	Accepted Bldg	101,400	Total	113,500
------------------	--------	----------------------	---------	--------------	---------

PERRY
 Name: SULLIVAN,MOKA J & CHRISTOPHER M

Valuation Report

11/03/2015

Page 969

Map/Lot: 018-004

Account: 587 Card: 1 of 1

Location: 20 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/24/2012
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Misc (Fract)	12,000.00	8,980	100%		8,980
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.56			Land Total			13,780
Acpt Land		13,800	Accepted Bldg		0	Total 13,800

PERRY
 Name: SURLES,DALTON

Valuation Report

11/03/2015

Page 970

Account: 1129 Card: 1 of 1

Map/Lot: 008-012-002-A
 Location: LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

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

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1970	14X64	D 100	20,665	Poor	10%	100%	100%	2,066
Drilled Well	2014			---- S O U N D V A L U E ----				3,000	
Septic System	2014			---- S O U N D V A L U E ----				3,000	
Outbuilding Total								8,066	
Acpt Land			0	Accepted Bldg			8,100	Total	8,100

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2000
Sale Price 42,000
Sale Type Land Only
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Ocean --	55,000.00	60,249	100%		60,249
8.80	Acres-Rear Land 4	1,000.00	8,800	100%		8,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						75,049

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,616 Sqft	Grade B 100	Base	224,041
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,454
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Heavy			Insulation	1,515
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	248,760
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	231,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2005	240	B 100	6,336	Avg.	93%	100%	100%	5,892
Wood Deck	2005	544	B 100	5,752	Avg.	93%	100%	100%	5,349
Encl Frame Porch	2005	32	B 100	1,352	Avg.	93%	100%	100%	1,257
Frame Garage	2005	864	B 100	23,349	Avg.	93%	100%	100%	21,715
Frame Shed	2005	96	C 100	1,756	Avg.	93%	100%	100%	1,633
2S Frame Garage	2007	672	C 110	23,934	Avg.	94%	100%	100%	22,498
Outbuilding Total									58,344

Acpt Land 75,000 **Accepted Bldg** 289,700 **Total** 364,700

PERRY
 Name: THERIAULT,ALVIN & CONSTANCE

Valuation Report

11/03/2015

Page 972

Map/Lot: 016-038

Account: 102 Card: 1 of 1

Location: 8 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 02/13/2012
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.25						Land Total
						16,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10Mobile Home	1960	10X54	D 100	13,289	Poor	10%	100%	100%	1,329
Encl Frame Porch	1960	220	E 100	1,502	Poor	53%	50%	100%	398
1 & 3/4 Story Fr	1960	234	E 100	3,509	Poor	53%	50%	100%	930
Open Frame Porch	1960	108	E 100	492	Poor	53%	50%	100%	130
Outbuilding Total									2,787

Accpt Land 16,000 **Accepted Bldg** 2,800 **Total** 18,800

PERRY
 Name: THERIAULT, CONSTANCE O & ALVIN

Valuation Report

11/03/2015

Page 973

Map/Lot: 005-071-001

Account: 77 Card: 1 of 1

Location: 159 CANNON HILL RD

Neighborhood 9 LEACH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Gravel

Sale Data	
Sale Date	10/12/2010
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	100%		15,000
Total Acres 1.00				Land Total		15,000
Acpt Land		15,000	Accepted Bldg		0	Total
						15,000

PERRY
Name: THERIAULT,KAREN A

Valuation Report

11/03/2015

Page 974

Map/Lot: 010-001

Account: 733 Card: 1 of 1

Location: 1429 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 11/23/2010
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 1 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
16.92	Acres-Rear Land 2	450.00	7,614	100%		7,614
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Land Total						33,614

Dwelling Description

Replacement Cost New

Conventional	Two Story	572 Sqft	Grade C 100	Base	96,226
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,887
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	Minimal			Insulation	-1,144
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	Typical	Typical	Average	Typical	93,195
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	95%	100%	57,548	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1900	154	C 100	2,329	Avg.	65%	95%	100%	1,438
Two Story Frame	1900	192	C 100	6,002	Avg.	65%	95%	100%	3,706
Open Frame Porch	1900	128	C 100	1,139	Avg.	65%	95%	100%	703
Encl Frame Porch	1900	112	C 100	1,900	Avg.	65%	95%	100%	1,173
Frame Shed	1900	320	C 100	4,045	Avg.	65%	95%	100%	2,498
3 Storv/Basement	1900	200	E 100	9,900	Poor	40%	50%	100%	1,980
Outbuilding Total									11,498

Acpt Land 33,600 **Accepted Bldg** 69,000 **Total** 102,600

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/30/2014
Sale Price 57,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	100%		12,000
0.63	Acres-Rear Land 2	450.00	284	100%		284
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.63						Land Total 18,284

Dwelling Description

Replacement Cost New

Double Wide	Two Story	832 Sqft	Grade C 100	Base	95,674
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	832
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Below Average	Typical	100,506	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None			None	77%	100%	100%	77,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanc	1975	26	C 100	549	Avq-	77%	100%	100%	423
Outbuilding Total									423

Acpt Land 18,300 **Accepted Bldg** 77,800 **Total** 96,100

PERRY
Name: THOMPSON,WILLIAM H

Valuation Report

11/03/2015

Page 976

Map/Lot:

012-033

Account: 821 Card: 1 of 1

Location:

1756 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 09/05/2004
Sale Price 18,400
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Rear Land 4	1,000.00	540	90%		486
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.54					Land Total	2,286

Acpt Land	2,300	Accepted Bldg	0	Total	2,300
------------------	-------	----------------------	---	--------------	-------

PERRY
Name: TINKER,DAVID II

Valuation Report

11/03/2015
Page 977
009-035-B
GOLDING RD

Account: 184 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,352 Sqft	Grade C 110	Base	113,236
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,839
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,186
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,352	Insulation	744
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	100,327
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	95,311	
Acpt Land	0	Accepted Bldg	95,300	Total	95,300	

PERRY
Name: TINKER,DAVID SR

Valuation Report

11/03/2015

Page 978

Map/Lot:

009-030-A

Account: 173 Card: 1 of 1

Location:

149 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2 REVIEW SHED
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,040 Sqft	Grade C 110	Base	100,320
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,682
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	572
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
2010	0	Typical	Typical	Average	95%	100%	100%	Phy	Func	Rcnld
Functional Obsolescence		Economic Obsolescence								85,870
None		None								85,870
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1950	180	E 100	1,308	Ava.	73%	100%	100%	955	
							Outbuilding Total			955
Acpt Land			0	Accepted Bldg			86,800	Total		86,800

PERRY
Name: TINKER,KAREN

Valuation Report

11/03/2015

Page 979

Map/Lot:

009-030

Account: 460 Card: 1 of 1

Location:

149 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 MARION MCPHAIL (L/E) DECEASED

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.86	Acres-Misc (Fract)	12,000.00	11,128	100%		11,128	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.86					Land Total	17,128	
Acpt Land		17,100	Accepted Bldg		0	Total	17,100

PERRY

Valuation Report

11/03/2015

Name: TOKARZ TRUSTEE,RICHARD A

Page 980

TOKARZ REVOCABLE TRUST,RICHARD A

Map/Lot:

013-031

Account: 769 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
Total Acres 8.00					Land Total	21,150

Acpt Land	21,200	Accepted Bldg	0	Total	21,200
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: TOMICHEK,JOZEF B & SUSAN E

Valuation Report

11/03/2015

Page 981

Map/Lot: 005-029

Account: 770 Card: 1 of 1

Location: 384 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 22.00						Land Total 35,450

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 110	Base	78,450
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,148
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only	SFLA	720	Insulation	-396
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Below Average	Typical	79,202
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%

Acpt Land 35,500 **Accepted Bldg** 61,800 **Total** 97,300

PERRY
 Name: TOMPKINS,BRADLEY

Valuation Report

11/03/2015

Page 982

Map/Lot:

014-025-001

Account: 958 Card: 1 of 1

Location:

1301 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.50	Acres-Rear Land 1	3,000.00	10,500	100%		10,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50						Land Total
						36,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1987	14X76	B 100	31,237	Good	63%	100%	100%	19,617
Concrete Slab...	1987	1064	C 100	2,660	Ava.	86%	100%	100%	2,288
Open Frame Porch	1987	66	C 100	660	Ava.	86%	100%	100%	568
2S Frame Shed	1987	192	E 100	2,011	Ava-	81%	100%	100%	1,629
Outbuilding Total									24,102

Acpt Land	36,500	Accepted Bldg	24,100	Total	60,600
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: TOMPKINS, BRUCE M & RICHARD

Valuation Report

11/03/2015

Page 983

Account: 1057 Card: 1 of 1

Map/Lot: 014-025-002-001
 Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 01/01/1999
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
2.54	Acres-Rear Land 2	450.00	1,143	100%		1,143
Total Acres 3.54					Land Total	11,943
Acpt Land		11,900	Accepted Bldg		0	Total
						11,900

Account: 772 Card: 1 of 1

Map/Lot: 016-007
 Location: 1813 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Baselot (Fract)	20,000.00	18,868	90%	Unimproved	16,981
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.89					Land Total	22,981

Dwelling Description

Replacement Cost New

Conventional	Two Story	880 Sqft	Grade C 100	Base	121,128
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	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	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	1995	Typical	Typical	Below Average	Typical	129,680			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1976	96	C 100	1.018	Avq-	77%	100%	100%	784
Outbuilding Total									784
Acpt Land			23,000	Accepted Bldg		100,600	Total		123,600

PERRY
 Name: TOWNSEND,GERALD R

Valuation Report

11/03/2015
 Page 985
 005-037
 US RTE ONE

Account: 773 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
0.96	Acres-Rear Land 2	450.00	432	100%		432
Total Acres 1.96					Land Total	18,432
Acpt Land		18,400	Accepted Bldg		0	Total
						18,400

PERRY
 Name: TOWNSEND,IDA C & NORMAN L

Valuation Report

11/03/2015
 Page 986
 013-020-005
 1747 US RT 1

Account: 142 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 30 50 1 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Baselot (Fract)	20,000.00	16,613	100%		16,613
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.69						21,413
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1975	14X56	B 100	24,396	Avg.	40%	100%	100%	9,758
Wood Deck	1975	108	C 100	1,114	Avg.	82%	100%	100%	913
Concrete Slab...	1975	980	C 100	2,450	Avg.	82%	100%	100%	2,009
Frame Shed	2013	304	D 100	3,183	Avg.	95%	100%	100%	3,024
Outbuilding Total									15,704

Acpt Land 21,400 **Accepted Bldg** 15,700 **Total** 37,100

Neighborhood 5	ROUTE 1	Sale Data
Tree Growth	1999	Sale Date 03/01/1997
Zoning/Use	Residential .	Sale Price 24,000
Topography	Level	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	Verified Public Record
TG RECERT YEAR	2021	Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2011 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
30.00	Acres-Softwood	119.00	3,570	100%		3,570
15.00	Acres-Mixed Wood	126.00	1,890	100%		1,890
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 49.00						Land Total 32,810

Dwelling Description				Replacement Cost New	
Conventional	One Story	920 Sqft	Grade D 100	Base	70,759
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-2,191
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	3,280
Attic	1/2 Finished			Attic	5,273
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			
1978	1981	Typical	Typical	Poor					77,121	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		61%	95%	100%	44,692			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1978	378	E 100	2,319	Fair	71%	100%	100%	1,646	
Frame Shed	1978	378	E 100	2,319	Poor	61%	100%	100%	1,415	
Outbuilding Total									3,061	
Acpt Land		32,800		Accepted Bldg		47,800		Total	80,600	

PERRY
 Name: TOWNSEND,RICHARD

Valuation Report

11/03/2015
 Page 988
 015-043
 165 LAKE RD

Account: 778 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.00						Land Total	18,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1991	14X72	B 100	29,868	Ava.	53%	100%	100%	15,890
Concrete Slab...	1991	1008	C 100	2,520	Ava.	88%	100%	100%	2,218
						Outbuilding Total			18,108
Acpt Land		18,000	Accepted Bldg		18,100	Total			36,100

PERRY
 Name: TOWNSEND-STOREY,CHERRIE LYNN

Valuation Report

11/03/2015

Page 989

Map/Lot:

015-037

Account: 706 Card: 1 of 1

Location:

214 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data	
Sale Date	11/13/2006
Sale Price	20,000
Sale Type	Other
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
 Reference 2 PERMIT FOR NEW 15 x 72 PRE-FAB
 Tran/Land/Bldg 1 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00					Land Total	19,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1973	540	C 100	13,175	Avq-	76%	100%	100%	10,013
Outbuilding Total									10,013

Acpt Land	19,800	Accepted Bldg	10,000	Total	29,800
------------------	--------	----------------------	--------	--------------	--------

PERRY
 Name: TRAVERSE,WILLIAM H. JR

Valuation Report

11/03/2015
 Page 990
 006-025
 COUNTY RD

Account: 780 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
Total Acres 6.00					Land Total	20,250
Acpt Land		20,300	Accepted Bldg		0	Total
						20,300

PERRY

Valuation Report

11/03/2015

Name: TROTT JR,SHIRL H

Page 991

TROTT SR,DEWISEES OF SHIRL H

Map/Lot:

004-011

Account: 788 Card: 1 of 2

Location:

10 TROTT

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellCesspool
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Ocean, Acres-Baselot, Acres-Rear Land, Lot Improvements, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 1840, Renovated 0, Kitchens Typical, Baths Typical, Condition Fair, Layout Typical, Total 70,188.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Unfin Basement, Frame Shed, Stable w/Loft, and Outbuilding Total.

Acpt Land 190,100 Accepted Bldg 41,900 Total 232,000

PERRY

Valuation Report

11/03/2015

Name: TROTT JR,SHIRL H

Page 992

TROTT SR,DEWISEES OF SHIRL H

Map/Lot:

004-011

Account: 788 Card: 2 of 2

Location:

OLD EASTPRT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled Well
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total. Rows include Built 1989, Renovated 0, Kitchens Old Type, Baths Old Type, Condition Below Average, Layout Typical, Total 97,650.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnd). Rows include Incomplete, None, 82%, 56%, 100%, 44,841.

Acpt Land 0 Accepted Bldg 44,800 Total 44,800

PERRY

Valuation Report

11/03/2015

Name: TROTT JR,SHIRL H

Page 993

TROTT SR,DEVISEES OF SHIRL H

Map/Lot:

004-011

Account: 788

Location:

OLD EASTPRT RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	190,100	41,900	232,000	190,100	41,900	232,000
2	0	44,800	44,800	0	44,800	44,800
TOTAL	190,100	86,700	276,800	190,100	86,700	276,800

PERRY

Valuation Report

11/03/2015

Name: TROTT JR,SHIRL H

Page 994

TROTT SR,DEWISEES OF SHIRL H

Map/Lot:

004-016

Account: 789 Card: 1 of 1

Location:

TROTT LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
63.00	Acres-Rear Land 2	450.00	28,350	100%		28,350
Total Acres 64.00					Land Total	39,150

Acpt Land	39,200	Accepted Bldg	0	Total	39,200
------------------	--------	----------------------	---	--------------	--------

PERRY

Valuation Report

11/03/2015

Name: TROTT, JUDY A &

Page 995

PHELPS, MICHAEL P

Map/Lot:

002-001

Account: 644 Card: 1 of 1

Location:

18 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 02/06/2009
Sale Price 2,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Misc (Fract), Acres-Rear Land 1, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Grade/Condition, Replacement Cost, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1997, 0 Typical, Typical, Average, Typical, Total 75,022.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Frame Shed, One Story Frame, Wood Deck, Frame Shed, Frame Garage.

Acpt Land

56,000

Accepted Bldg

103,100 Total

159,100

PERRY
 Name: TROTT,CALEB S

Valuation Report

11/03/2015

Page 996

Map/Lot: 004-012

Account: 785 Card: 1 of 1

Location: OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/22/2014
 Sale Price 5,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
Total Acres 2.00					Land Total	20,450
Acpt Land		20,500	Accepted Bldg		0	Total
						20,500

PERRY
 Name: TROTT,DEREK

Valuation Report

11/03/2015

Page 997

Map/Lot:

002-001-A

Account: 1043 Card: 1 of 1

Location:

18 Birch Pt Rd

Neighborhood 7 BIRCH PT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1984	14X70	D 100	22,245	Avq-	30%	100%	100%	6,674
						Outbuilding Total			6,674
Acpt Land			0	Accepted Bldg		6,700	Total		6,700

PERRY
 Name: TROTT,FRANK A & JEANETTE

Valuation Report

11/03/2015

Page 998

Map/Lot:

004-015

Account: 783 Card: 1 of 1

Location:

4 SMALL LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Above StreetAbove Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-Misc (Fract)	12,000.00	4,327	100%		4,327	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.13						Land Total	10,327

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	285 Sqft	Grade D 100	Base	59,414
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry None	Basement	-2,083
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-788
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	-351
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1941	0	Typical	Typical	Below Average	Typical	56,192	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		64%	100%	100%	35,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1941	282	D 100	4,884	Avq-	64%	100%	100%	3,126
Encl Frame Porch	1941	30	D 100	871	Avq-	64%	100%	100%	557
Outbuilding Total									3,683

Acpt Land

10,300

Accepted Bldg

39,600

Total

49,900

PERRY
Name: TROTT,JUDSON JR

Valuation Report

11/03/2015

Page 999

Map/Lot: 012-014

Account: 63 Card: 1 of 1

Location: 536 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	95%		11,400
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.00						Land Total 25,500

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 110	Base	89,706
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	1,505
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	Typical	Typical	Average	Typical	87,665
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	73,639

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	288	C 110	6,691	Avg.	84%	100%	100%	5,620
Frame Garage	1980	480	C 110	13,370	Avg.	84%	100%	100%	11,231
Wood Deck	1980	96	C 110	1,120	Avg.	84%	100%	100%	941
Outbuilding Total									17,792

Acpt Land 25,500 **Accepted Bldg** 91,400 **Total** 116,900

PERRY
 Name: TROTT,JULIA

Valuation Report

11/03/2015

Page 1000

Map/Lot:

004-001-B

Account: 866 Card: 1 of 1

Location:

159 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2011	14X60	C 100	23,132	Avq.	95%	100%	100%	21,975
							Outbuilding Total		21,975
Acpt Land			0	Accepted Bldg		22,000	Total		22,000

PERRY
Name: TROTT,MARY D

Valuation Report

11/03/2015

Page 1001

Map/Lot: 004-004

Account: 865 Card: 1 of 1

Location: 6 HOOTIN HOLLER LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
1.90	Acres-Rear Land 2	450.00	855	100%		855
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.90						21,855

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	440 Sqft	Grade D 100	Base	71,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet None	Basement	-1,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,140
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
1969	0	Typical	Typical	Fair	Typical	68,547
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	Location	67%	71%	100%	32,608	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1969	240	D 100	2,631	Fair	67%	71%	100%	1,252
One Story Frame	1969	240	D 100	4,157	Fair	67%	71%	100%	1,977
Encl Frame Porch	1969	90	D 100	1,374	Fair	67%	71%	100%	654
Outbuilding Total									3,883

Acpt Land 21,900 **Accepted Bldg** 36,500 **Total** 58,400

PERRY
Name: TROTT,MARY DELIA

Valuation Report

11/03/2015

Page 1002

Map/Lot:

004-004-A

Account: 1060 Card: 1 of 1

Location:

4 HOOTIN HOLLER LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2011
Sale Price 0
Sale Type Buildings Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 50 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	900 Sqft	Grade D 100	Base	65,047
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,166
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							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1999	0	Typical	Typical	Average	91%	100%	100%	Phy	Func	Econ	
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)		
None							None		55,744		
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Open Frame Porch	1999	80	D 100	630	Avq.	91%	100%	100%	573		
Wood Deck	1999	128	D 100	1,045	Avq.	91%	100%	100%	951		
									Outbuilding Total		1,524
Acpt Land			0	Accepted Bldg			57,300	Total		57,300	

PERRY
Name: TROTT, RONALD

Valuation Report

11/03/2015
Page 1003
006-048
22 MAHAR LN

Account: 787 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 14 MAHAR LN

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 12 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.90	Acres-Rear Land 1	3,000.00	11,700	100%		11,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.90						Land Total 29,700

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 110	Base	94,162
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,576
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	988	Insulation	543
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1989	0	Typical	Typical	Below Average	Typical	84,707		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)	
Delapidation		None		82%	75%	100%	52,095	
Acpt Land			29,700	Accepted Bldg		52,100	Total	81,800

PERRY
 Name: TROTT,SHIRL H

Valuation Report

11/03/2015
 Page 1004
 004-014
 9 SMALL LN

Account: 719 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Above Street
 Utilities All PublicSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/25/2003
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-Misc (Fract)	12,000.00	4,327	100%		4,327	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.13					Land Total	7,327	
Acpt Land		7,300	Accepted Bldg		0	Total	7,300

PERRY
Name: TURNER,AMY

Valuation Report

11/03/2015

Page 1005

Map/Lot:

010-010-001

Account: 1007 Card: 1 of 1

Location:

1267 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
9.80	Acres-Rear Land 2	450.00	4,410	100%		4,410	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 10.80						Land Total	30,410

Dwelling Description

Replacement Cost New

Ranch	One Story	1,792 Sqft	Grade B 100	Base	157,415
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,248
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,120
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	172,283
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		91%	100% 100%	156,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1999	276	B 100	7,286	Avg.	91%	100%	100%	6,630
Open Frame Porch	1999	72	B 100	884	Avg.	91%	100%	100%	804
Frame Garage	1999	768	B 100	21,310	Avg.	91%	100%	100%	19,392
Frame Shed	1999	768	C 100	8,624	Avg.	91%	75%	100%	5,886
C-L Fencing /LF	1999	88	C 100	880	Avg.	91%	100%	100%	801
Wood Deck	1999	144	C 100	1,402	Avg.	91%	100%	100%	1,276
Kennel Runs #	1999	4	C 100	840	Avg.	91%	100%	100%	764
Outbuilding Total									35,553

Acpt Land 30,400 **Accepted Bldg** 192,300 **Total** 222,700

PERRY
 Name: TURNER,DAVID & BILI JO

Valuation Report

11/03/2015

Page 1006

Map/Lot:
 Location:

015-048-A

Account: 857 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 06/15/2013
 Sale Price 37,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total
						18,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2003	14X66	C 100	24,985	Ava.	80%	100%	100%	19,888
Concrete Slab...	2009	924	C 100	2,310	Ava.	95%	100%	100%	2,194
Outbuilding Total									22,082

Acpt Land 18,500 **Accepted Bldg** 22,100 **Total** 40,600

PERRY
 Name: TURNER,DAVID & DOROTHY A

Valuation Report

11/03/2015

Page 1007

Map/Lot:

015-012-003-1

Location:

SUNSET COVE LN

Account: 1107 Card: 1 of 1

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	30,000	100%		30,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
0.32	Acres-Rear Land 1	3,000.00	960	100%		960
Total Acres 1.32						Land Total 33,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2013	672	D 100	12,642	Avg.	95%	100%	100%	12,010
Concrete Slab...	2013	380	C 100	950	Avg.	95%	100%	100%	902
Wood Deck	2013	196	C 100	1,818	Avg.	95%	100%	100%	1,727
Outbuilding Total									14,639

Acpt Land 34,000 **Accepted Bldg** 14,600 **Total** 48,600

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/1993
Sale Price 188,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
17.00	Acres-Rear Land 4	1,000.00	17,000	100%		17,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.00						73,000

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,196 Sqft	Grade B 100	Base	181,924
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	198,926
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	161,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1973	228	B 100	6,019	Avq.	81%	100%	100%	4,875
Open Frame Porch	1973	60	B 100	768	Avq.	81%	100%	100%	622
Frame Garage	1973	624	B 100	18,252	Avq.	81%	100%	100%	14,784
Encl Frame Porch	1973	156	B 100	2,936	Avq.	81%	100%	100%	2,378
Frame Garage	1973	576	C 100	13,786	Avq.	81%	100%	100%	11,167
Outbuilding Total									33,826

Acpt Land 73,000 **Accepted Bldg** 195,000 **Total** 268,000

PERRY
 Name: TURNER,DENNIS F

Valuation Report

11/03/2015
 Page 1009
 015-001-002
 LAKE RD

Account: 1105 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	30,000.00	30,000	90%		27,000
0.50	Acres-Rear Land 1	3,000.00	1,500	100%		1,500
Total Acres 1.50					Land Total	28,500
Acpt Land		28,500	Accepted Bldg		0	Total
						28,500

PERRY
 Name: TURNER,JEFFREY B

Valuation Report

11/03/2015
 Page 1010
 015-001-001
 LAKE RD

Account: 1046 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/06/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Rear Land 2	450.00	270	100%		270	
Total Acres 0.60				Land Total		270	
Accpt Land		300	Accepted Bldg		0	Total	300

PERRY
Name: TURNER,JOHN & IVY

Valuation Report

11/03/2015

Page 1011

Map/Lot: 009-027

Account: 362 Card: 1 of 1

Location: 172 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/24/2004
Sale Price 65,374
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
59.00	Acres-Rear Land 2	450.00	26,550	100%		26,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 60.00						Land Total 44,550

Dwelling Description

Replacement Cost New

Conventional	One Story	1,871 Sqft	Grade B 100	Base	171,131
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,508
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,871	Insulation	1,169
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Typical	Typical	Average	Typical	183,308	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)
None			None	93%	100%	100%	170,476

Acpt Land 44,600 **Accepted Bldg** 170,500 **Total** 215,100

PERRY
Name: TUTHILL, HOWARD T

Valuation Report

11/03/2015

Page 1012

Map/Lot: 014-019

Account: 795 Card: 1 of 2

Location: 18 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	38,367	100%		38,367	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.23						Land Total	44,367

Dwelling Description

Replacement Cost New

Conventional	One Story	816 Sqft	Grade E 110	Base	44,252
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,386
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	SFLA	816	Insulation	-449
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Average	Inadeq.	38,417	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	95%	100%	29,927

Acpt Land 44,400 **Accepted Bldg** 29,900 **Total** 74,300

PERRY
 Name: TUTHILL,HOWARD T

Valuation Report

11/03/2015

Page 1013

Map/Lot: 014-019

Account: 795 Card: 2 of 2

Location: 19 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Misc (Fract)	12,000.00	11,510	100%		11,510
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.92			Land Total			17,510

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade E 100	Base	30,804
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-539
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	480	Insulation	-240
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Old Type	Old Type	Average	Typical	27,145	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	94%	100%	20,923

Acpt Land 17,500 **Accepted Bldg** 20,900 **Total** 38,400

PERRY
Name: TUTHILL,HOWARD T

Valuation Report

11/03/2015

Page 1014

Map/Lot: 014-019

Account: 795

Location: 19 NORTH COOK RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,400	29,900	74,300	44,400	29,900	74,300
2	17,500	20,900	38,400	17,500	20,900	38,400
TOTAL	61,900	50,800	112,700	61,900	50,800	112,700

PERRY
 Name: TYPHOON,LLC

Valuation Report

11/03/2015

Page 1015

Map/Lot: 014-001

Account: 737 Card: 1 of 1

Location: NO PUBLIC RD FRONT

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1972
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2010

Sale Data
 Sale Date 06/01/1999
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 OFF SOUTH MEADOW RD

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2013 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
31.00	Acres-Mixed Wood	126.00	3,906	100%		3,906
105.00	Acres-Hardwood	117.00	12,285	100%		12,285
24.00	Acres-Wasteland	120.00	2,880	100%		2,880
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200
Total Acres 161.00					Land Total	20,271

Acpt Land 20,300 **Accepted Bldg** 0 **Total** 20,300

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/01/2000
Sale Price 75,650
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	30,000.00	30,000	100%		30,000
62.88	Acres-Rear Land 2	450.00	28,296	100%		28,296
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 63.88						Land Total 64,296

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	667 Sqft	Grade C 100	Base	104,543
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,844
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	105,565
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100%	68,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1920	352	C 100	10,109	Ava.	65%	100%	100%	6,571
Open Frame Porch	1920	176	C 100	1,510	Ava.	65%	100%	100%	982
Outbuilding Total									7,553

Acpt Land 64,300 **Accepted Bldg** 76,200 **Total** 140,500

PERRY
Name: UNDERWOOD,JAMES

Valuation Report

11/03/2015
Page 1017
015-012-007
SUNSET COVE LN

Account: 955 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 08/01/2000
Sale Price 75,650
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.54	Acres-Rear Land 2	450.00	243	100%		243
Total Acres 1.54				Land Total		11,043

Acpt Land	11,000	Accepted Bldg	0	Total	11,000
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: UNDERWOOD,JAMES

Valuation Report

11/03/2015

Page 1018

Map/Lot:

015-012-008

Account: 956 Card: 1 of 1

Location:

SUNSET COVE LN

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/01/2000
 Sale Price 76,650
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.35	Acres-Rear Land 2	450.00	158	100%		158
Total Acres 1.35					Land Total	10,958

Acpt Land 11,000 **Accepted Bldg** 0 **Total** 11,000

PERRY
 Name: UNDERWOOD,JAMES A

Valuation Report

11/03/2015
 Page 1019
 015-012-009
 GOLDING RD

Account: 1080 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 09/01/2001
 Sale Price 8,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B2553P037
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
13.29	Acres-Rear Land 2	450.00	5,981	100%		5,981
Total Acres 14.29					Land Total	16,781

Acpt Land 16,800 **Accepted Bldg** 0 **Total** 16,800

Neighborhood 5 ROUTE 1

Zoning/Use Religious.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 43 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.53	Acres-Baselot (Fract)	20,000.00	14,560	100%		14,560	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.53						Land Total	20,560

Commercial Description

Occupancy Type	Church.....					Data used for calculations supplied by Marshall & Swift which hereby reserves all rights herein. Copyright 2015, Marshall & Swift.
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Forced Warm Air					
Built	1910					
Remodeled	2009					
Base Cost/Sqft		47.51				
Heat-Cool/Sqft	+	5.84				
Total		53.35				
Size Factor	X	0.931				
Adjusted Cost/Sqft		49.67				
Total Square Feet	X	1,425				
Replacement Cost		70,780				
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal		49,546				
Economic Factor	X 1.00					
			Total Value		49,546	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1910	80	C 100	1,573	Good	70%	100%	100%	1,101
Wood Deck	1910	96	C 100	1,018	Good	70%	100%	100%	713
Outbuilding Total									1,814
Accpt Land		20,600	Accepted Bldg		51,400	Total			72,000

PERRY
Name: UNIVERSITY OF MAINE

Valuation Report

11/03/2015

Page 1021

Map/Lot: 011-036

Account: 88 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
42.00	Acres-Rear Land 2	450.00	18,900	100%		18,900	
Total Acres 43.00					Land Total	29,700	
Acpt Land		29,700	Accepted Bldg		0	Total	29,700

Valuation Report

Account: 917 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/17/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.50	Acres-Rear Land 2	450.00	2,025	100%		2,025
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.50						20,025

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	1,508 Sqft	Grade B 100	Base	149,099
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,733
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	943
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	Typical	Typical	Average	Typical	160,275			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	94%	100%	100%	150,658				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2007	495	B 100	5,262	Avg.	94%	100%	100%	4,946
Open Frame Porch	2007	70	B 100	864	Avg.	94%	100%	100%	812
Wood Deck	2007	44	B 100	752	Avg.	94%	100%	100%	707
Frame Shed	2007	256	C 100	3,391	Avg.	94%	100%	100%	3,188
Outbuilding Total									9,653
Acpt Land		20,000	Accepted Bldg		160,300	Total		180,300	

PERRY
 Name: US OF AMERICA

Valuation Report

11/03/2015

Page 1023

Map/Lot: 011-003

Account: 24 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Sale Data	
Sale Date	04/27/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 TAKEN BY FEDERAL GOVERNMENT

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
102.00	Acres-Rear Land 3(>100)	300.00	30,600	100%		30,600
Total Acres 202.00					Land Total	75,600

Acpt Land	75,600	Accepted Bldg	0	Total	75,600
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: US OF AMERICA

Valuation Report

11/03/2015

Page 1024

Map/Lot:

008-015

Account: 85 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 04/27/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 TAKEN BY FEDERAL GOVERNMENT

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Access	9,000
50.00	Acres-Rear Land 2	450.00	22,500	100%		22,500
Total Acres 51.00					Land Total	31,500

Acpt Land 31,500 **Accepted Bldg** 0 **Total** 31,500

PERRY
Name: US OF AMERICA

Valuation Report

11/03/2015

Page 1025

Map/Lot: 011-002

Account: 336 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street None

Sale Data
Sale Date 04/27/2015
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 TAKEN BY FEDERAL GOVERNMENT

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
Total Acres 100.00				Land Total		45,000
Acpt Land		45,000	Accepted Bldg	0	Total	45,000

PERRY
 Name: US OF AMERICA

Valuation Report

11/03/2015

Page 1026

Map/Lot: 011-004

Account: 348 Card: 1 of 1

Location: 144 BRYANT FIELD RD

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/27/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 TAKEN BY FEDERAL GOVERNMENT

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
143.00	Acres-Rear Land 3(>100)	300.00	42,900	100%		42,900
Total Acres 243.00					Land Total	87,900

Acpt Land 87,900 **Accepted Bldg** 0 **Total** 87,900

PERRY
Name: US OF AMERICA

Valuation Report

11/03/2015

Page 1027

Map/Lot: 011-001

Account: 621 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street None

Sale Data
Sale Date 04/27/2015
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 TAKEN BY FEDERAL GOVERNMENT

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
Total Acres 100.00				Land Total		45,000
Acpt Land		45,000	Accepted Bldg		0	Total
						45,000

PERRY
 Name: US OF AMERICA

Valuation Report

11/03/2015

Page 1028

Map/Lot:

011-005&006

Account: 815 Card: 1 of 1

Location:

SOUTH MEADOW RD OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 04/27/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 TAKEN BY FEDERAL GOVERNMENT 4/27/2015

Reference 2 WITHDRAWN FROM TG FOR 2009

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
110.00	Acres-Rear Land 3(>100)	300.00	33,000	100%		33,000
Total Acres 210.00					Land Total	78,000

Acpt Land 78,000 **Accepted Bldg** 0 **Total** 78,000

PERRY
Name: VALENTINE,DOUGLAS

Valuation Report

11/03/2015

Page 1030

Map/Lot:

016-040-001

Account: 996 Card: 1 of 1

Location:

1929 US RTE ONE

Neighborhood 5 ROUTE 1
Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 01/10/2011
Sale Price 168,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Partial Interest

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.50	Acres-Rear Land 2	450.00	2,475	100%		2,475
Total Acres 5.50				Land Total		2,475
Acpt Land		2,500	Accepted Bldg		0	Total
						2,500

PERRY
 Name: VAN BUREN,RICHARD & BATYA ZAMIR
 (LIFE ESTATE)

Valuation Report

11/03/2015

Page 1031

Map/Lot: 018-046

Account: 797 Card: 1 of 1

Location: 13 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Ocean ---	25,000.00	55,902	100%		55,902
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 16.00						Land Total 69,852

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	638 Sqft	Grade C 100	Base	100,775
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	199% Hot Water BB	Cooling	0% None	Heat	5,518
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	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	1996	Typical	Typical	Average	Typical	110,727
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	71,973	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1900	480	C 100	10,138	Avg.	65%	100%	100%	6,590
One Story Frame	1900	187	C 100	3,949	Avg.	65%	100%	100%	2,567
Encl Frame Porch	1900	180	C 100	2,595	Avg.	65%	100%	100%	1,687
2S Frame Garage	2000	1456	A 100	60,214	Avg.	91%	100%	100%	54,795
Finished Attic	2000	700	C 100	9,050	Avg.	65%	100%	100%	5,883
Outbuilding Total									71,522

Acpt Land 69,900 **Accepted Bldg** 143,500 **Total** 213,400

Valuation Report

Map/Lot: 014-010

Account: 708 Card: 1 of 1

Location: 44 SOUTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/01/1996
 Sale Price 8,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 3902-293 LIFE ESTATE (GRANTEE MICHAEL

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Lake	80,000.00	56,569	100%		56,569
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			62,569

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	146,021
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,116
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	0	Plumbing	0
Attic	None			Attic	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	Typical	Typical	Average	Typical	143,905
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	130,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	144	C 110	1,542	Avq.	91%	100%	100%	1,403
Frame Shed	1999	144	C 100	2,247	Avq.	91%	100%	100%	2,045
Frame Garage	2012	784	B 100	21,650	Avq.	95%	100%	100%	20,568
Unfinished Attic	2012	784	B 100	2,720	Avq.	95%	100%	100%	2,584
Wood Deck	2012	64	C 100	762	Avq.	95%	100%	100%	724
Outbuilding Total									27,324

Acpt Land

62,600

Accepted Bldg

158,300

Total

220,900

PERRY
 Name: VERGE,JOHN & VICKI

Valuation Report

11/03/2015

Page 1033

Map/Lot: 005-036

Account: 798 Card: 1 of 1

Location: 440 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000	
0.10	Acres-Rear Land 2	450.00	45	100%		45	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.10						Land Total	26,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1985	14X52	C 100	20,661	Avq.	40%	100%	100%	8,264
One Story Frame	1985	624	C 100	13,179	Avq.	86%	100%	100%	11,334
Wood Deck	1985	64	E 100	381	Avq.	86%	100%	100%	328
Frame Shed	1985	60	E 100	694	Fair	74%	100%	100%	514
Outbuilding Total									20,440

Acpt Land	26,000	Accepted Bldg	20,400	Total	46,400
------------------	--------	----------------------	--------	--------------	--------

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/27/2007
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 aucocisco@gmail.com

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	20,000.00	20,000	100%		20,000
1.03	Acres-Rear Land 2	450.00	464	100%		464
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.03						Land Total 26,464

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	638 Sqft	Grade D 110	Base	90,899
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,857
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	Minimal			Insulation	-863
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1890	1930	Old Type	Old Type	Below Average	Typical	88,179				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	60%	94%	100%	49,733					
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
1 & 1/2 Story Fr	1890	510	D 110	13,212	Avq-	60%	94%	100%	7,451	
One Story Frame	1890	143	D 110	2,724	Avq-	60%	94%	100%	1,536	
Encl Frame Porch	1890	260	D 110	3,078	Avq-	60%	94%	100%	1,736	
Open Frame Porch	1890	203	D 110	1,551	Avq-	60%	94%	100%	875	
Frame Garaqe	1890	432	D 100	9,299	Fair	50%	100%	100%	4,650	
Outbuilding Total						16,248				
Acpt Land		26,500		Accepted Bldg		66,000		Total		92,500

PERRY
 Name: VERZOSA,ANDRES A

Valuation Report

11/03/2015
 Page 1035
 007-012-00B
 SHORE RD

Account: 1011 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 02/28/2011
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 aucocisco@gmail.com
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
16.08	Acres-Rear Land 2	450.00	7,236	100%		7,236
Total Acres 17.08					Land Total	18,036
Acpt Land		18,000	Accepted Bldg		0	Total
						18,000

PERRY

Valuation Report

11/03/2015

Name: VETERANS OF FOREIGN WARS

Page 1036

PASSAMAQUODDY MEMORIAL POST

Map/Lot:

018-002-001

Account: 1041 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	02/01/1998
Sale Price	3,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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 (Fract)	15,000.00	15,000	100%		15,000
2.60	Acres-Rear Land 2	450.00	1,170	100%		1,170
Total Acres 3.60					Land Total	16,170

Acpt Land	16,200	Accepted Bldg	0	Total	16,200
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: VOELBEL,FREDERICK M

Valuation Report

11/03/2015

Page 1037

Map/Lot: 012-017

Account: 799 Card: 1 of 1

Location: 508 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	95%		11,400
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
Total Acres 25.00			Land Total			22,200

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade E 100	Base	31,198
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,338
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-288
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Obsolete	Obsolete	Below Average	Typical	23,116
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		82%	68%	100%
						Value Rcnld
						12,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	60	E 100	307	Avq-	82%	68%	100%	171
Wood Deck	1989	60	E 100	365	Avq-	82%	68%	100%	203
Outbuilding Total									374

Acpt Land 22,200 **Accepted Bldg** 13,300 **Total** 35,500

PERRY
 Name: WAGNER,JOHN MARK

Valuation Report

11/03/2015

Page 1038

Map/Lot:

001-003-00A-007

Location:

BIRCH PT

Account: 49 Card: 1 of 1

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 03/01/2002
 Sale Price 42,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	100%		104,103
9.10	Acres-Rear Land 1	3,000.00	27,300	100%		27,300
Total Acres 10.60				Land Total		131,403
Acpt Land		131,400	Accepted Bldg		0	Total
						131,400

Valuation Report

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/01/1996
Sale Price 9,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 18,450

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,024 Sqft	Grade C 100	Base	131,741
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,029
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	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1920	0	Typical	Typical	Below Average	Typical	129,712				
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete			None	60%	70%	100%	54,479			
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1920	50	C 100	650	Avq-	60%	70%	100%	273	
Outbuilding Total									273	
Acpt Land		18,500		Accepted Bldg		54,800		Total		73,300

PERRY
Name: WARD,JAMES

Valuation Report

11/03/2015
Page 1040
008-020-001
US RTE ONE OFF

Account: 970 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
9.50	Acres-Rear Land 2	450.00	4,275	100%		4,275
Total Acres 10.50				Land Total		17,775
Acpt Land		17,800	Accepted Bldg		0	Total
						17,800

PERRY
Name: WARD,SUSAN M

Valuation Report

11/03/2015

Page 1041

Map/Lot: 006-006

Account: 451 Card: 1 of 1

Location: 150 MAHAR LN

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 03/04/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 2015 MH MOVED NO PERMIT OWNER ?

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 8.00						Land Total	21,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1991	14X67	B 100	28,158	Avq.	53%	100%	100%	14,980
Frame Shed	1991	64	E 100	714	Poor	67%	100%	100%	478
Frame Shed	1991	42	D 100	987	Fair	77%	100%	100%	760
Frame Garage	1991	960	C 110	22,341	Avq.	88%	100%	100%	19,660
Unfinished Attic	1991	960	C 100	2,440	Avq.	88%	100%	100%	2,147
Outbuilding Total									38,025
Acpt Land		21,200	Accepted Bldg		38,000	Total		59,200	

PERRY

Valuation Report

11/03/2015

Name: WASHBURN, BONNIE F (PERS REP)

Page 1042

DEWISEES OF CHARLES F WASHBURN

Map/Lot:

016-033

Account: 808 Card: 1 of 1

Location:

GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.24	Acres-Ocean --	55,000.00	61,245	90%	Unimproved	55,121	
Total Acres 1.24						Land Total	55,121

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1920	80	E 100	796	Fair	50%	100%	100%	398
Outbuilding Total									398

Acpt Land	55,100	Accepted Bldg	400	Total	55,500
------------------	--------	----------------------	-----	--------------	--------

PERRY

Valuation Report

11/03/2015

Name: WASHBURN,BONNIE F (PERS REP)

Page 1043

DEWISEES OF CHARLES F WASHBURN

Map/Lot:

015-047

Account: 805 Card: 1 of 1

Location:

1912 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Baselot (Fract), Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost, and Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, Frame Garage, and Frame Shed.

Acpt Land 26,200 Accepted Bldg 65,200 Total 91,400

PERRY
 Name: WATSON,ANNA & GERALD

Valuation Report

11/03/2015

Page 1044

Map/Lot: 015-031
 Location: LAKE RD

Account: 502 Card: 1 of 1

Neighborhood 4 LAKE RD
 Zoning/Use Residential .
 Topography Level
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/01/2001
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	8,227	90%	Unimproved		7,404
Total Acres 0.47					Land Total		7,404
Accpt Land		7,400	Accepted Bldg		0	Total	7,400

PERRY
 Name: WATSON,ANNA & GERALD

Valuation Report

11/03/2015
 Page 1045
 015-030
 136 LAKE RD

Account: 704 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled Well
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.60	Acres-Misc (Fract)	12,000.00	9,295	100%		9,295	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.60						Land Total	12,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1980	14X76	D 100	23,825	Avg-	30%	100%	100%	7,148
Encl Frame Porch	2000	240	E 100	1,604	Fair	81%	100%	100%	1,299
Wood Deck	2000	64	E 100	381	Poor	71%	100%	100%	271
Open Frame Porch	2000	300	E 100	1,234	Poor	71%	100%	100%	876
Outbuilding Total									9,594

Accpt Land 12,300 **Accepted Bldg** 9,600 **Total** 21,900

PERRY

Valuation Report

11/03/2015

Name: WEIR,SHARON (L/E)

Page 1046

REGAN, LAURIE JEAN & WEIR, JOHN S

Map/Lot:

007-007

Account: 475 Card: 1 of 1

Location:

143 LAMOND LN

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street Gravel

Table with 2 columns: Field Name, Value. Includes Sale Date (09/21/2006), Sale Price (0), Sale Type (Land & Buildings), Financing (Unknown), Verified (Public Record), Validity (Related Parties).

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Lists land units and improvements.

Dwelling Description

Replacement Cost New

Table with 7 columns: Description, Units, Price/Unit, Grade, Base, Value. Details dwelling features like roof, siding, and foundation.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnd). Summarizes dwelling condition and value.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnd. Lists outbuildings like One Story Frame, Wood Deck, and Frame Shed.

Summary row: Acpt Land 54,200 Accepted Bldg 68,700 Total 122,900

PERRY
 Name: WEISMAN,ARTHUR & KIMBERLY

Valuation Report

11/03/2015

Page 1047

Map/Lot:

011-009-026-001

Location:

ROYS WAY

Account: 869 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/12/2004
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
1.00	Acres-Rear Land 2	450.00	450	100%		450
Total Acres 2.00					Land Total	11,250
Acpt Land		11,300	Accepted Bldg		0	Total
						11,300

Valuation Report

Map/Lot: 011-013

Account: 319 Card: 1 of 1

Location: 11 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/01/1991
Sale Price 9,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Lake	80,000.00	57,131	100%		57,131
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.51			Land Total			63,131

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade D 100	Base	71,816
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-3,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,088
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
1980	0	Typical	Typical	Average	Typical	66,792
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	56,105
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1980	272	D 100	1,989	Avq.	1,671
Outbuilding Total						1,671

Acpt Land 63,100 **Accepted Bldg** 57,800 **Total** 120,900

PERRY

Valuation Report

11/03/2015

Name: WHEELER,JEFFREY & DANELLE

Page 1049

JEFFREY N WHEELER LIVING TRUST

Map/Lot:

017-012

Account: 817 Card: 1 of 2

Location:

47 TRANQUILITY LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Lake, Acres-Baselot (Fract), Acres-Rear Land 2, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Phys. %.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1 & 1/2 Story Fr, One Story Frame, Encl Frame Porch, Frame Shed, and Railroad Car/Box.

Acpt Land

179,700

Accepted Bldg

58,400

Total

238,100

PERRY

Valuation Report

11/03/2015

Name: WHEELER,JEFFREY & DANELLE

Page 1050

JEFFREY N WHEELER LIVING TRUST

Map/Lot:

017-012

Account: 817 Card: 2 of 2

Location:

50 TRANQUILITY LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

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

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 2.00, # -Lot Improvements, 3,000.00, 6,000, 100%, 6,000. Row 2: Total Acres 0.00, Land Total, 6,000.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit/Grade, Material, Replacement Cost, Value. Rows include Ranch (One Story, 968 Sqft, Grade C 100, Base, 84,536), Exterior (Wood Siding, Masonry Trim, None, Trim, 0), Dwelling Units (1 OTHER Units-0, Roof Cover, Sheet Metal, Roof, -97), Foundation (Concrete Slab, Basement, None, Basement, -10,309), Fin. Basement Area (None, Basement Gar, None, Fin Bsmt, 0), Heating (100% Floor/Wall, Cooling, 0% None, Heat, -1,529), 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

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include Built 1996, Renovated 0, Typical, Typical, Average, Typical, 72,601; Functional Obsolescence None, Economic Obsolescence None, Phys. % 90%, Func. % 100%, Econ. % 100%, Value 65,341; Outbuildings/Additions/Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows: One Story Frame (1996, 858, C 100, 18,121, Avq., 90%, 100%, 100%, 16,309), Frame Shed (1996, 80, E 100, 796, Fair, 79%, 100%, 100%, 629), Unfin Basement (1996, 850, C 100, 6,592, Avq., 90%, 100%, 100%, 5,933). Outbuilding Total: 22,871.

Acpt Land

6,000

Accepted Bldg

88,200

Total

94,200

PERRY

Valuation Report

11/03/2015

Name: WHEELER,JEFFREY & DANELLE

Page 1051

JEFFREY N WHEELER LIVING TRUST

Map/Lot:

017-012

Account: 817

Location:

50 TRANQUILITY LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	179,700	58,400	238,100	179,700	58,400	238,100
2	6,000	88,200	94,200	6,000	88,200	94,200
TOTAL	185,700	146,600	332,300	185,700	146,600	332,300

PERRY
Name: WHITE,MAX E

Valuation Report

11/03/2015
Page 1052
003-001-001-002
BIRCH PT RD

Account: 867 Card: 1 of 1
Map/Lot: Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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-Ocean/Cove	50,000.00	50,498	100%		50,498
Total Acres 1.02				Land Total		50,498
Acpt Land		50,500	Accepted Bldg	0	Total	50,500

PERRY
 Name: WHITE,SANDRA L
 EVANS,JOHN W

Valuation Report

11/03/2015

Page 1053

Account: 561 Card: 1 of 1

Map/Lot: 001-003-001-005
 Location: 44 COBSCOOK DR

Neighborhood 7 BIRCH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 11/01/2001
 Sale Price 57,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	100%		104,103
8.96	Acres-Rear Land 1	3,000.00	26,880	100%	Excess Frt	26,880
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.46						Land Total 136,983

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	333 Sqft	Grade C 100	Base	77,374
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,996
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-921
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	292
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	72,749
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			no electricity..	94%	100% 86%	58,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2006	80	C 100	1,690	Avg.	94%	100%	85%	1,359
Open Frame Porch	2006	222	C 100	1,866	Avg.	94%	100%	85%	1,500
One Story Frame	2006	168	C 100	3,548	Avg.	94%	100%	85%	2,851
Frame Shed	2006	144	C 100	2,247	Avg.	94%	100%	85%	1,806
Outbuilding Total									7,516

Acpt Land 137,000 **Accepted Bldg** 66,000 **Total** 203,000

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/01/2004
 Sale Price 85,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Ocean ---	25,000.00	39,528	100%		39,528
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.63	Acres-Rear Land 2	450.00	284	100%		284
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.13						Land Total 65,812

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,324 Sqft	Grade C 100	Base	160,166
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-5,037
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,958
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,324
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2004	Typical	Typical	Good	Typical	152,495
Functional Obsolescence						Value(Rcnld)
Incomplete		None		75%	70%	80,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1850	510	C 100	14,647	Good	75%	70%	100%	7,690
Open Frame Porch	1850	545	C 100	4,363	Good	75%	70%	100%	2,290
Wood Deck	1850	138	C 100	1,354	Good	75%	70%	100%	711
Encl Frame Porch	1850	190	C 100	2,697	Good	75%	70%	100%	1,416
One Story Frame	1850	140	C 100	2,957	Good	75%	70%	100%	1,553
Frame Garage	1850	768	C 100	17,048	Good	75%	70%	100%	8,950
Concrete Slab...	1850	600	C 100	1,500	Good	75%	70%	100%	787
Frame Shed	1850	64	E 100	714	Fair	50%	100%	100%	357
Outbuilding Total									23,754

Acpt Land 65,800 **Accepted Bldg** 103,800 **Total** 169,600

PERRY
Name: WILBUR,DAVID

Valuation Report

11/03/2015

Page 1055

Map/Lot: 013-003

Account: 818 Card: 1 of 1

Location: 1459 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/05/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
8.68	Acres-Rear Land 2	450.00	3,906	100%		3,906
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.68						Land Total 29,906

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade C 100	Base	106,397
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,147
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	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	1984	Typical	Typical	Average	Typical	108,250
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100%	70,363
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1915	300	C 100	2,650	Avg.	1,723
Outbuilding Total						1,723
Acpt Land		29,900	Accepted Bldg		72,100	Total 102,000

PERRY
 Name: WILBUR,DAVID & JONES,CHERYL

Valuation Report

11/03/2015

Page 1056

Map/Lot:

012-024-002

Account: 944 Card: 1 of 1

Location:

1472 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
1.89	Acres-Rear Land 2	450.00	851	100%		851
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.89						Land Total
						26,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1991	14X76	D 100	23,825	Poor	28%	25%	100%	1,668
Outbuilding Total									1,668
Acpt Land		26,900		Accepted Bldg		1,700		Total	28,600

PERRY
Name: WILBUR,JULIE

Valuation Report

11/03/2015

Page 1057

Map/Lot:

008-013

Account: 971 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
42.00	Acres-Rear Land 2	450.00	18,900	100%		18,900	
Total Acres 43.00					Land Total	29,700	
Acpt Land		29,700	Accepted Bldg		0	Total	29,700

PERRY
Name: WILBUR,JULIE

Valuation Report

11/03/2015
Page 1058
013-003-001
US RTE ONE

Account: 980 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
8.68	Acres-Rear Land 2	450.00	3,906	100%		3,906
Total Acres 9.68					Land Total	21,906
Acpt Land		21,900	Accepted Bldg		0	Total
						21,900

PERRY
Name: WILBUR, RAY

Valuation Report

11/03/2015
Page 1059
012-024-004
US RTE ONE

Account: 1003 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
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 (Fract)	20,000.00	20,000	90%	Unimproved	18,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
Total Acres 3.00					Land Total	18,900
Acpt Land		18,900	Accepted Bldg		0	Total
						18,900

PERRY
 Name: WILBUR, RAY & MARLENE

Valuation Report

11/03/2015

Page 1060

Map/Lot: 012-024-003

Account: 1040 Card: 1 of 1

Location: 53 JOHNSON RD

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1997
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
15.37	Acres-Rear Land 2	450.00	6,917	100%		6,917
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.37						Land Total 24,917

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,596 Sqft	Grade C 100	Base	97,424
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,997
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	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	798
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	87,225
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	90%	100%	78,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	192	C 100	1,786	Avg.	90%	100%	100%	1,607
Outbuilding Total									1,607

Acpt Land 24,900 **Accepted Bldg** 80,100 **Total** 105,000

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/14/2011
 Sale Price 68,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	20,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00						Land Total 29,150

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	598 Sqft	Grade D 110	Base	87,485
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,079
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	-943
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	85,463
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	55,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Storv Fr	1890	182	D 110	4,924	Avg.	65%	100%	100%	3,201
Frame Shed	1890	308	D 110	3,539	Avg.	65%	100%	100%	2,300
Stable w/Loft	1890	1040	D 110	12,179	Avg.	65%	100%	100%	7,916
Frame Shed	1890	128	E 50	521	Poor	40%	100%	100%	208
Frame Shed	1890	64	E 100	714	Fair	50%	100%	100%	357
Frame Shed	1890	30	E 100	541	Poor	40%	100%	100%	216
Outbuilding Total									14,198

Acpt Land

29,200

Accepted Bldg

69,700

Total

98,900

PERRY
 Name: WILLIAMS,DONALD A
 WILLIAMS,NADA

Valuation Report

11/03/2015
 Page 1062
 010-054
 497 SHORE RD

Account: 820 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data	
Sale Date	07/01/1996
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Ocean	85,000.00	74,101	100%		74,101
2.14	Acres-Rear Land 1	3,000.00	6,420	100%		6,420
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.90						Land Total 86,521

Dwelling Description

Replacement Cost New

Conventional	One Story	1,078 Sqft	Grade D 100	Base	76,498
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,397
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	-884
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Below Average	Typical	63,609
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	47,707	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	1970	200	D 100	2,295	Avq-	75%	100%	100%	1,721	
Wood Deck	1970	376	D 100	2,672	Avq-	75%	100%	100%	2,004	
Wood Deck	1970	100	D 100	861	Avq-	75%	100%	100%	646	
Frame Garage	1970	384	C 100	10,524	Avq.	80%	100%	100%	8,419	
Frame Shed	1970	64	E 100	714	Fair	68%	100%	100%	486	
Outbuilding Total									13,276	

Acpt Land	86,500	Accepted Bldg	61,000	Total	147,500
------------------	--------	----------------------	--------	--------------	---------

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 7 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Misc (Fract)	12,000.00	9,749	100%		9,749
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.66					Land Total	15,749

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,484 Sqft	Grade B 100	Base	151,838
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-185
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,000
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	Typical	Typical	Average	Typical	154,653
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	126,815
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Percent Good
Encl Frame Porch	1976	336	B 100	5,236	Avq.	Phy Func Econ
						82% 100% 100%
Outbuilding Total						4,294
Acpt Land			15,700	Accepted Bldg		131,100
						Total
						146,800

PERRY
 Name: WISE,CONSTANZE W

Valuation Report

11/03/2015

Page 1064

Map/Lot:

015-059

Account: 828 Card: 1 of 1

Location:

POTTLE RD OFF

Neighborhood 4 LAKE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/15/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	75%	Access	9,000
47.00	Acres-Rear Land 2	450.00	21,150	100%		21,150
Total Acres 48.00					Land Total	30,150
Acpt Land		30,200	Accepted Bldg		0	Total
						30,200

Valuation Report

Neighborhood 4	LAKE RD	Sale Data
Zoning/Use	Residential .	Sale Date 06/16/2005
Topography	Rolling	Sale Price 28,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Semi-Improved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
Reference 2 ADDITION UNFINISHED
Tran/Land/Bldg 5 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 4 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.80	Acres-Rear Land 2	450.00	1,710	100%		1,710
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.80			Land Total			19,710

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	378 Sqft	Grade D 110	Base		70,671
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement		-1,131
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		-511
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1934	0	Typical	Typical	Average					69,029	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		67%	95%	100%		43,937		
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	2010	752	C 100	15,882	Avq.	95%	60%	100%	9,053	
Encl Frame Porch	2010	77	C 100	1,542	Avq.	95%	60%	100%	879	
Unfin Basement	2010	752	C 100	6,143	Avq.	95%	100%	100%	5,836	
Wood Deck	1934	149	D 110	1,300	Avq.	67%	95%	100%	827	
Frame Shed	1934	480	D 100	4,658	Avq-	62%	100%	100%	2,888	
							Outbuilding Total		19,483	
Acpt Land		19,700		Accepted Bldg		63,400		Total		83,100

PERRY
 Name: WOODMAN,TIMOTHY

Valuation Report

11/03/2015

Page 1066

Map/Lot: 009-024

Account: 833 Card: 1 of 1

Location: 282 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000	
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 19.00						Land Total	24,900

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	464 Sqft	Grade D 100	Base	69,793
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,481
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-571
Unfin. Living Area	20%			Unfinished	-685

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Obsolete	Obsolete	Poor	Typical	59,819			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		40%	51%	100%	12,203		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1880	425	E 100	4,488	Poor	40%	100%	100%	1,795
						Outbuilding Total			1,795

Acpt Land 24,900 **Accepted Bldg** 14,000 **Total** 38,900

PERRY
 Name: WOODMAN,TIMOTHY D

Valuation Report

11/03/2015

Page 1067

Map/Lot:

009-024-001

Account: 972 Card: 1 of 1

Location:

294 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	50%	Unimproved	3,000
Total Acres 2.00					Land Total	15,450
Acpt Land		15,500	Accepted Bldg		0	Total
						15,500

PERRY
 Name: WRIGHT, WAYNE

Valuation Report

11/03/2015

Page 1068

Map/Lot:

002-015-004

Account: 896 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
11.80	Acres-Rear Land 1	3,000.00	35,400	100%		35,400	
Total Acres 13.30					Land Total	129,093	
Acpt Land		129,100	Accepted Bldg		0	Total	129,100

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1069

Map/Lot:

002-015-014

Account: 881 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data	
Sale Date	08/27/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
8.40	Acres-Rear Land 2	450.00	3,780	100%		3,780
Total Acres 9.40					Land Total	17,280

Acpt Land	17,300	Accepted Bldg	0	Total	17,300
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1070

Map/Lot:

002-015-013

Account: 882 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
7.40	Acres-Rear Land 2	450.00	3,330	100%		3,330	
Total Acres 8.40					Land Total	16,830	
Acpt Land		16,800	Accepted Bldg		0	Total	16,800

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1071

Map/Lot:

002-015-012

Account: 883 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500
8.80	Acres-Rear Land 2	450.00	3,960	100%		3,960
Total Acres 9.80					Land Total	17,460
Acpt Land		17,500	Accepted Bldg		0	Total
						17,500

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1072

Map/Lot:

002-015-011

Account: 885 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
7.80	Acres-Rear Land 2	450.00	3,510	100%		3,510	
Total Acres 8.80					Land Total	17,010	
Acpt Land		17,000	Accepted Bldg		0	Total	17,000

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1073

Map/Lot:

002-015-009

Account: 890 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	90%		13,500
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
Total Acres 7.00					Land Total	16,200
Acpt Land		16,200	Accepted Bldg		0	Total
						16,200

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1074

Map/Lot:

002-015-010

Account: 891 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data	
Sale Date	08/27/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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 (Fract)	15,000.00	15,000	100%		15,000
8.30	Acres-Rear Land 2	450.00	3,735	100%		3,735
Total Acres 9.30					Land Total	18,735

Acpt Land	18,700	Accepted Bldg	0	Total	18,700
------------------	--------	----------------------	---	--------------	--------

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1075

Map/Lot:

002-015-008

Account: 892 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	85,000	90%	Unimproved	76,500	
4.80	Acres-Rear Land 1	3,000.00	14,400	100%		14,400	
Total Acres 5.80					Land Total	90,900	
Acpt Land		90,900	Accepted Bldg		0	Total	90,900

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015
 Page 1076
 002-015-005
 CANNON HILL RD

Account: 895 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Ocean	85,000.00	85,000	90%	Unimproved	76,500
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000
Total Acres 10.00					Land Total	103,500
Acpt Land		103,500	Accepted Bldg		0	Total
						103,500

PERRY
 Name: WRIGHT,WAYNE

Valuation Report

11/03/2015

Page 1077

Map/Lot:

002-015-003

Account: 904 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 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-Ocean	85,000.00	104,103	90%	Unimproved	93,693
10.40	Acres-Rear Land 1	3,000.00	31,200	100%		31,200
Total Acres 11.90				Land Total		124,893
Acpt Land		124,900	Accepted Bldg		0	Total
						124,900

PERRY
 Name: WROBEL, HEIRS OF STANLEY & VICTORIA

Valuation Report

11/03/2015

Page 1078

Map/Lot: 016-015

Account: 836 Card: 1 of 1

Location: 177 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/01/1992
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 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-Misc (Fract)	12,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.25			Land Total			12,000
Acpt Land		12,000	Accepted Bldg		0	Total
						12,000

PERRY
Name: YERANSIAN,DEANNA

Valuation Report

11/03/2015

Page 1079

Map/Lot:

010-057

Account: 837 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

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-Ocean	85,000.00	86,683	90%	Unimproved	78,015	
2.16	Acres-Rear Land 1	3,000.00	6,480	75%	Excess Frt	4,860	
Total Acres 3.20					Land Total	82,875	
Acpt Land		82,900	Accepted Bldg		0	Total	82,900