

Charlotte  
Name: EASTERN MAINE ELECTRIC

**Valuation Report**

01/31/2024  
Page 1

Account: 479 Card: 1 of 1 Map/Lot: Location: CHARLOTTE

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Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography  
Utilities  
Street Street Surface

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

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<b>Land</b>	282,600	<b>Accepted Bldg</b>	0	<b>Total</b>	282,600
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Charlotte  
 Name: BRIDGES BROS INC

**Valuation Report**

01/31/2024

Page 2

Map/Lot:

001-001

Account: 440 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD  
 Tree Growth 2004  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2 TG CERT PENDING

Tran/Land/Bldg 6 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Softwood TG	135.00	230	100%		230
11.00	Acres-Mixed Wood TG	165.00	1,543	100%		1,543
4.00	Acres-Hardwood TG	130.00	442	100%		442
11.00	Acres-Wasteland	120.00	1,320	100%		1,320
Total Acres 28.00			Land Total			3,535
<b>Accpt Land</b>		3,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						3,500

Charlotte  
 Name: BRIDGES BROS INC

**Valuation Report**

01/31/2024

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Map/Lot:

002-001

Account: 441 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD  
 Tree Growth 2004  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1  
 Reference 2 TG RECERT  
 Tran/Land/Bldg 6 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
51.00	Acres-Mixed Wood TG	165.00	7,153	100%		7,153	
13.00	Acres-Hardwood TG	130.00	1,437	100%		1,437	
2.00	Acres-Rear Land 2	300.00	600	100%		600	
12.00	Acres-Blueberry	2,000.00	24,000	100%		24,000	
Total Acres 78.00					Land Total	33,190	
<b>Acpt Land</b>		33,200	<b>Accepted Bldg</b>		0	<b>Total</b>	33,200

Charlotte  
 Name: HUNNEWELL, DAVID  
 HUNNEWELL, AVERY

**Valuation Report**

01/31/2024

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Account: 442 Card: 1 of 1

Map/Lot:  
 Location:

002-001-1  
 NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.80	Acres-Blueberry	2,000.00	9,600	100%		9,600	
Total Acres 4.80					Land Total	9,600	
<b>Acpt Land</b>		9,600	<b>Accepted Bldg</b>		0	<b>Total</b>	9,600

Charlotte  
 Name: DINEEN, VINCENT

**Valuation Report**

01/31/2024

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Map/Lot:

002-002

Account: 443 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD  
 Tree Growth 2008  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2018 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
90.00	Acres-Softwood TG	135.00	10,328	100%		10,328	
480.00	Acres-Mixed Wood TG	165.00	67,320	100%		67,320	
348.00	Acres-Hardwood TG	130.00	38,454	100%		38,454	
191.00	Acres-Wasteland	120.00	22,920	100%		22,920	
2.00	Acres-Class II Roads	1,000.00	2,000	100%		2,000	
Total Acres 1,111.00			Land Total		141,022		
<b>Accpt Land</b>		141,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						141,000	

Charlotte  
 Name: VOIT,GAIL;TUTTY,DAVID &

**Valuation Report**

01/31/2024

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Map/Lot:

003-001

Account: 445 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 200	\$/FF -Moosehorn	150.00	15,000	25%	Access	3,750	
150 X 200	\$/FF -Moosehorn	150.00	22,500	10%	Unimproved	0	
150 X 200	\$/FF -Moosehorn	130.00	38,454	5%		113	
2.55	Acres-Rear Land 1	400.00	1,020	100%		1,020	
Total Acres 3.70					Land Total	4,883	
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						4,900	

Charlotte  
 Name: LAROCHELLE, RONALD R  
 LAROCHELLE, DEBRA  
 Account: 444 Card: 1 of 1

**Valuation Report**

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 Page 7  
 Map/Lot: 003-002  
 Location: NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 01/17/2023  
 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 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Moosehorn	150.00	15,000	25%	Access	3,750
600 X 200	\$/FF -Moosehorn	150.00	90,000	10%	Access	9,000
600 X 200	\$/FF -Moosehorn	150.00	90,000	5%	Size/Shape	4,500
13.04	Acres-Rear Land 1	400.00	5,216	100%		5,216
Total Acres 19.00						Land Total 22,466

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	320 Sqft	Grade E 100	Base	18,924
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	-4,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-660
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-240
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
1986	0	Obsolete	Obsolete	Average	Typical			11,634
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Services</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None			79%	90%	90%	7,445		

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1986	112	E 100	508	Ava.	79%	90%	90%	325
Frame Shed	1986	48	E 100	474	Ava.	79%	90%	90%	303
Outbuilding Total									628

**Acpt Land** 22,500 **Accepted Bldg** 8,100 **Total** 30,600

Account: 446 Card: 1 of 1

Map/Lot: 003-003  
Location: NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Shorefront  
Topography Rolling  
Utilities None  
Street None

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 200	\$/FF -Moosehorn	150.00	15,000	25%	Access	3,750	
271 X 200	\$/FF -Moosehorn	150.00	40,650	10%	Access	4,065	
3.10	Acres-Rear Land 1	400.00	1,240	100%		1,240	
Total Acres 4.80						Land Total	9,055

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Log Home	One Story	260 Sqft	Grade E 100	Base	18,660
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	-3,757
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-536
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,250
Attic	1/2 Finished			Attic	2,842
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-195
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Obsolete	Obsolete	Fair	Typical	14,764
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		Services		30%	90%	90%
						<b>Value(Rcnld)</b>
						3,588

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	84	E 100	400	Fair	30%	90%	90%	97
Outbuilding Total									97

<b>Acpt Land</b>	9,100	<b>Accepted Bldg</b>	3,700	<b>Total</b>	12,800
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Charlotte  
 Name: DENNIS A NOLIN 2017 REVOCABLE TRUST  
 NOLIN, DENNIS A (TRUSTEE)  
 Account: 447 Card: 1 of 1

**Valuation Report**

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 Map/Lot: 003-004  
 Location: NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 12/27/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
14.00	Acres-Rear Land 1	400.00	5,600	100%		5,600	
Total Acres 14.00					Land Total	5,600	
<b>Acpt Land</b>		5,600	<b>Accepted Bldg</b>		0	<b>Total</b>	5,600

Charlotte  
 Name: WORCESTER HOLDINGS, LLC,

**Valuation Report**

01/31/2024

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Map/Lot:

004-001

Location:

AYERS JCT RD

Account: 372 Card: 1 of 1

Neighborhood 16 AYERS JCT RD  
 Tree Growth 1972  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 11/25/2019  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 2030 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
130.00	Acres-Mixed Wood TG	165.00	18,233	100%		18,233	
Total Acres 130.00					Land Total	18,233	
<b>Acpt Land</b>		18,200	<b>Accepted Bldg</b>		0	<b>Total</b>	18,200

Charlotte  
 Name: BRIDGES, REBECCA  
 BLATT, BLATT,VIVIAN

**Valuation Report**

01/31/2024

Account: 373 Card: 1 of 1

Map/Lot:  
 Location:

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 004-002  
 1380 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
35.00	Acres-Rear Land 1	400.00	14,000	100%		14,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 36.00			Land Total			30,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade D 110	Base		84,320
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		-4,091
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		1,534
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Good	Typical	81,763
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	70,316	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1986	54	D 110	1.028	Good	884
2S Frame Shed	1986	480	C 100	4.978	Ava-	3,534
Outbuilding Total						4,418

<b>Acpt Land</b>	30,000	<b>Accepted Bldg</b>	74,700	<b>Total</b>	104,700
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Charlotte  
 Name: JAMES, CALVIN  
 CLARK, KAREN

**Valuation Report**

01/31/2024

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Account: 374 Card: 1 of 1

Map/Lot:  
 Location:

004-003  
 1373 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
45.00	Acres-Rear Land 1	400.00	18,000	100%		18,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 46.00			Land Total			34,000

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	513 Sqft	Grade D 100	Base		53,469
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		-871
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-4,071
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		-947
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Old Type	Old Type	Below Average	Typical	47,580	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		51%	50%	100%	12,133

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Storv Frame	1950	196	D 100	3.395	Ava-	51%	50%	100%		866
Outbuilding Total										866

**Acpt Land** 34,000 **Accepted Bldg** 13,000 **Total** 47,000

Charlotte  
 Name: JAMES, CALVIN F

**Valuation Report**

01/31/2024

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Account: 375 Card: 1 of 1

Map/Lot:  
 Location:

004-003-1  
 1383 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

<b>Outbuildings/Additions/Improvements</b>					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1979	14X54	C 100	18.656	Ava.	40%	100%	100%	7.462
One Storv Frame	1979	196	C 100	4.140	Ava.	74%	100%	100%	3.064
Frame Garacae	1989	2184	B 100	41.162	Good	87%	100%	100%	35.811
Outbuilding Total									46,337

<b>Acpt Land</b>	16,000	<b>Accepted Bldg</b>	46,300	<b>Total</b>	62,300
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Account: 376 Card: 1 of 1

Map/Lot:  
Location:

004-003-2  
1379 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,656 Sqft	Grade B 100	Base		166,227
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	828 Sqft, Grade C	Basement Gar	None	Fin Bsmt		5,465
Heating	110% Hot Water BB	Cooling	0% None	Heat		6,900
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,660
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		3,978
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2011	0	Typical	Typical	Good	Typical	186,230	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		94%	60%	100%	105,034

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2011	128	B 100	3.298	Good	94%	60%	100%	1,860
Open Frame Porch	2011	88	B 100	1.013	Good	94%	60%	100%	571
Frame Garaae	2011	576	B 100	12.383	Good	94%	60%	100%	6,984
Outbuilding Total									9,415

<b>Acpt Land</b>	16,000	<b>Accepted Bldg</b>	114,400	<b>Total</b>	130,400
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Charlotte  
 Name: GADDIS, JOHN F  
 GADDIS, JOHN W

**Valuation Report**

01/31/2024

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Account: 377 Card: 1 of 1

Map/Lot:  
 Location:

004-004  
 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 12/11/2018  
 Sale Price 100,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
13.00	Acres-Rear Land 1	400.00	5,200	100%		5,200	
Total Acres 14.00			Land Total		9,700		
<b>Acpt Land</b>		9,700	<b>Accepted Bldg</b>		0	<b>Total</b>	9,700

Charlotte  
 Name: HOWLAND, RONALD D  
 HOWLAND, NOREEN P

**Valuation Report**

01/31/2024

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Account: 378 Card: 1 of 1

Map/Lot:  
 Location:

004-004-1  
 1369 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.78	Acres-Homesite (Fract)	10,000.00	8,832	100%		8,832	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.78			Land Total		14,832		

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1988	14X70	C 100	22.880	Ava.	40%	100%	100%	9.152
Frame Shed	1988	320	D 100	2.486	Ava.	79%	100%	100%	1.964
Encl Frame Porch	1988	128	D 100	1.692	Ava.	79%	100%	100%	1.337
Frame Garage	1988	674	C 100	11.588	Ava.	79%	95%	100%	8.697
Frame Shed	1988	100	E 100	674	Poor	56%	100%	100%	377
Frame Shed	1988	80	E 100	597	Poor	56%	100%	100%	334
Outbuilding Total								21,861	
<b>Acpt Land</b>		14,800	<b>Accepted Bldg</b>		21,900	<b>Total</b>		36,700	



Charlotte  
 Name: BROWN, JANET TIBBETTS  
 BROWN, JOSHUA MICHAEL

**Valuation Report**

01/31/2024

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Account: 379 Card: 1 of 1

Map/Lot:  
 Location:

004-005  
 NO ROAD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 09/21/2020  
 Sale Price 12,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
14.00	Acres-Rear Land 1	400.00	5,600	100%		5,600	
Total Acres 15.00			Land Total			10,100	
<b>Acpt Land</b>		10,100	<b>Accepted Bldg</b>		0	<b>Total</b>	10,100

Charlotte  
 Name: PUCKETT, BRANDON  
 ABERNETHY, SARAHMARIE

**Valuation Report**

01/31/2024

Page 18

Account: 380 Card: 1 of 1

Map/Lot:  
 Location:

004-006  
 NO ROAD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 04/26/2022  
 Sale Price 195,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1 L/E ARBO,SCOTT;SMITH,TAMMY &

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
14.00	Acres-Rear Land 1	400.00	5,600	100%		5,600	
Total Acres 15.00					Land Total	10,100	
<b>Acpt Land</b>		10,100	<b>Accepted Bldg</b>		0	<b>Total</b>	10,100

Account: 381 Card: 1 of 1

Neighborhood 38 HATTON LN

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

**Sale Data**  
Sale Date 03/31/2016  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.20	Acres-Rear Land 1	400.00	880	100%		880
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20			Land Total			16,880

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	754 Sqft	Grade D 100	Base		64,757
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		-2,561
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,266
Rooms	5					
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,230
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-835
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	63,857
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	95%	100%	24,266	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1900	543	D 100	3.887	Ava-	40%	95%	100%	1.477
Stable w/Loft	1900	864	D 100	9.569	Ava-	40%	95%	100%	3.637
Encl Frame Porch	1900	156	D 100	1.926	Ava-	40%	95%	100%	732
Outbuilding Total									5,846

**Acpt Land** 16,900 **Accepted Bldg** 30,100 **Total** 47,000

Charlotte  
Name: PALMETER, TROY

**Valuation Report**

01/31/2024

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Account: 382 Card: 1 of 1

Map/Lot:  
Location:

004-007-1  
1345 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	10,000.00	9,592	100%		9,592
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.92					Land Total	15,592

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1975	14X66	D 100	18.600	Ava.	40%	100%	100%	7.440
Encl Frame Porch	1975	160	D 100	1.960	Ava.	72%	100%	100%	1.411
Frame Shed	1975	100	D 100	1.105	Ava.	72%	100%	100%	796
<b>Outbuilding Total</b>									<b>9,647</b>
<b>Acpt Land</b>		15,600	<b>Accepted Bldg</b>		9,600	<b>Total</b>			25,200

Neighborhood 38 HATTON LN

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

**Sale Data**  
Sale Date 08/23/2017  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Family Member  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
0.52	Acres-Homesite (Fract)	10,000.00	7,211 100%		7,211
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.52			Land Total		13,211

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	65,299
Exterior	Single 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	1,376
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							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>	
1971	0	Typical	Typical	Average	Typical		66,675
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	71%	100%	100%			47,339

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Story Frame	1971	228	C 100	4.815	Ava.	71%	100%	100%	3,419	
Encl Frame Porch	1971	28	C 100	1.041	Ava.	71%	100%	100%	739	
Frame Garage	1971	320	C 100	6.394	Ava.	70%	100%	100%	4,476	
Concrete Slab	1971	864	C 100	2.220	Ava.	70%	100%	100%	1,554	
Outbuilding Total									10,188	

**Acpt Land** 13,200 **Accepted Bldg** 57,500 **Total** 70,700

Charlotte  
Name: BROWN, JOSHUA

**Valuation Report**

01/31/2024

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Map/Lot:

004-009

Account: 384 Card: 1 of 1

Location:

1343 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.76	Acres-Rear Land 1	400.00	304	100%		304
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.76					Land Total	16,304

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1980	14X60	C 100	20.240	Ava.	40%	100%	100%	8.096
Frame Garage	1980	384	D 100	6.013	Ava.	75%	100%	100%	4.510
Encl Frame Porch	1980	84	D 100	1.323	Ava.	75%	100%	100%	992
Outbuilding Total									13,598
<b>Acpt Land</b>		16,300	<b>Accepted Bldg</b>		13,600	<b>Total</b>			29,900

Charlotte  
 Name: CHERRYFIELD PROPERTIES, LLC

**Valuation Report**

01/31/2024

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Map/Lot:

004-010

Account: 385 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
28.00	Acres-Blueberry	2,000.00	56,000	100%		56,000	
Total Acres 28.00					Land Total	56,000	
<b>Acpt Land</b>		56,000	<b>Accepted Bldg</b>		0	<b>Total</b>	56,000

Charlotte  
 Name: COOK, JASON  
 COOK, ANGELA D

**Valuation Report**

01/31/2024  
 Page 24  
 004-010-1  
 12 HILLTOP LN

Account: 386 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 43 HILLSIDE LN

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
4.20	Acres-Rear Land 1	400.00	1,680	100%		1,680
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.20			Land Total			17,680

Dwelling Description				Replacement Cost New		
Log Home	One & 1/2 Story	960 Sqft	Grade B 110	Base		121,772
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		2,638
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,039
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,033
Insulation	Capped Only			Insulation		-1,304
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Good	Typical	134,178
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	112,710	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1977	368	B 110	10.430	Good	84%	100%	100%	8.761
Unfin Basement	1977	368	B 110	5.878	Good	84%	100%	100%	4.938
One Storv Frame	2006	384	B 110	10.883	Good	84%	100%	100%	9.142
Frame Shed	2006	80	E 100	597	Ava.	89%	100%	100%	531
Outbuilding Total									23,372

**Acpt Land** 17,700 **Accepted Bldg** 136,100 **Total** 153,800



Charlotte  
Name: HULL, DONALD W

**Valuation Report**

01/31/2024

Page 25

Account: 387 Card: 1 of 1

Map/Lot:  
Location:

004-010-2  
1366 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

**Sale Data**

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

Sale Date 10/28/2022  
Sale Price 136,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	768 Sqft	Grade D 110	Base	52,908
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,283
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,078
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	779
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	Typical	Typical	Average	Typical	41,326	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100%	100%	35,127

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	1998	240	D 110	1.822	Ava.	85%	100%	100%	1,549
Frame Shed	1998	256	D 100	2.084	Ava.	85%	100%	100%	1,771
Frame Shed	1998	98	E 100	666	Ava.	85%	50%	100%	283
Outbuilding Total									3,603

**Acpt Land** 16,000 **Accepted Bldg** 38,700 **Total** 54,700

Charlotte  
 Name: PUCKETT, BRANDON  
 ABERNETHY, SARAHMARIE  
 Account: 388 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 26  
 004-011  
 10 ARBO RD

Map/Lot:  
 Location:

Neighborhood 14 ARBO RD

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

**Sale Data**  
 Sale Date 04/26/2022  
 Sale Price 195,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
26.00	Acres-Rear Land 1	400.00	10,400	100%		10,400
15.00	Acres-Blueberry	2,000.00	30,000	100%		30,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.00			Land Total			56,400

Dwelling Description				Replacement Cost New	
Mobil Home	One Story	960 Sqft	Grade C 100	Base	63,384
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	-12,336
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	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,080
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2011	0	Typical	Typical	Average	Typical		56,628
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	92%	100%	100%			52,098

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	484	C 100	8.800	Ava.	72%	100%	100%	6.336
Finished Attic	1975	1260	C 100	12.690	Ava.	72%	100%	100%	9.137
Frame Shed	1975	1260	D 100	8.391	Ava.	72%	100%	100%	6.042
Outbuilding Total									21,515

**Acpt Land** 56,400 **Accepted Bldg** 73,600 **Total** 130,000

Charlotte  
 Name: FLANNERY, LAURA L.

**Valuation Report**

01/31/2024

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Map/Lot:

004-012

Location:

AYERS JCT RD

Account: 389 Card: 1 of 1

Neighborhood 16 AYERS JCT RD

<b>Sale Data</b>	
Sale Date	09/27/2019
Sale Price	115,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
70.00	Acres-Blueberry	2,000.00	140,000	100%		140,000	
42.00	Acres-Rear Land 1	400.00	16,800	100%		16,800	
Total Acres 112.00			Land Total			156,800	
<b>Acpt Land</b>		156,800	<b>Accepted Bldg</b>		0	<b>Total</b>	156,800

Charlotte  
Name: ACKLEY, HEIRS OF THEODORE

**Valuation Report**

01/31/2024

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Account: 390 Card: 1 of 1

Map/Lot:  
Location:

004-013  
DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-Baselot	5,000.00	650	50%	Restrictio	325	
Total Acres 0.13			Land Total		325		
<b>Acpt Land</b>		300	<b>Accepted Bldg</b>		0	<b>Total</b> 300	

Charlotte  
 Name: DAMON,LAURENCE SR HEIRS  
 C/O MERNA DAMON

**Valuation Report**

01/31/2024

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Account: 392 Card: 1 of 3

Map/Lot:  
 Location:

004-014+017  
 40 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 2  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000
120.00	Acres-Rear Land 3	200.00	24,000	100%		24,000
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 223.00			Land Total			95,000

Dwelling Description				Replacement Cost New	
Conventional	Two Story	928 Sqft	Grade D 110	Base	87,274
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	-628
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,285
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	-1,507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1911	0	Typical	Typical	Good	Typical	87,424
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	95%	100%	58,137	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1911	576	D 110	9.155	Good	70%	95%	100%	6.088
Unfinished Attic	1911	576	D 110	1.681	Good	70%	95%	100%	1.118
Frame Shed	1911	360	D 110	3.012	Good	70%	95%	100%	2.003
Frame Shed	1911	280	D 110	2.458	Good	70%	95%	100%	1.635
Outbuilding Total									10,844

**Acpt Land** 95,000 **Accepted Bldg** 69,000 **Total** 164,000

Charlotte  
 Name: DAMON,LAURENCE SR HEIRS  
 C/O MERNA DAMON

**Valuation Report**

01/31/2024

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Account: 392 Card: 2 of 3

Map/Lot:  
 Location:

004-014+017  
 40 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

Dwelling Description				Replacement Cost New	
Conventional	One Story	666 Sqft	Grade D 100	Base	44,585
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	-8,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-2,253
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
1960	0	Typical	Typical	Average	Typical	34,260
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	22,269	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Two Storv Frame	1960	208	D 100	5.332	Ava.	65%	100%	100%	3.466
Frame Garaae	1960	240	D 100	4.281	Ava.	65%	100%	100%	2.783
Frame Garaae	1960	576	D 100	8.323	Ava.	65%	100%	100%	5.410
Outbuilding Total									11,659

**Acpt Land** 16,000 **Accepted Bldg** 33,900 **Total** 49,900

Charlotte  
 Name: DAMON,LAURENCE SR HEIRS  
 C/O MERNA DAMON

**Valuation Report**

01/31/2024

Page 31

Account: 392 Card: 3 of 3

Map/Lot:  
 Location:

004-014+017  
 40 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Frame Shed	1980	8880	C 100	68.602	Ava.	75%	100%	100%	51.452
Frame Shed	1980	9472	C 100	73.137	Ava.	75%	100%	100%	54.853
<b>Outbuilding Total</b>									<b>106,305</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		106,300	<b>Total</b>		106,300

Charlotte  
Name: DAMON,LAURENCE SR HEIRS  
C/O MERNA DAMON  
Account: 392

**Valuation Report**

01/31/2024  
Page 32  
Map/Lot: 004-014+017  
Location: 40 DAMON RIDGE RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	95,000	69,000	164,000	95,000	69,000	164,000
2	16,000	33,900	49,900	16,000	33,900	49,900
3	0	106,300	106,300	0	106,300	106,300
<b>TOTAL</b>	111,000	209,200	320,200	111,000	209,200	320,200



Charlotte  
Name: DAMON,LAURENCE SR HEIRS

**Valuation Report**

01/31/2024

Page 33

Account: 391 Card: 1 of 1

Map/Lot:  
Location:

004-015+016  
DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.90	Acres-Rear Land 1	400.00	1,160	100%		1,160	
Total Acres 2.90				Land Total		1,160	
<b>Acpt Land</b>		1,200	<b>Accepted Bldg</b>		0	<b>Total</b>	1,200

Charlotte  
 Name: CHARLOTTE, TOWN OF  
 DAMON RIDGE CEMETERY

**Valuation Report**

01/31/2024

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Account: 481 Card: 1 of 1

Map/Lot:  
 Location:

004-016  
 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Zoning/Use Town of Charlotte  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot	5,000.00	2,500	100%		2,500
Total Acres 0.50				Land Total		2,500
<b>Accpt Land</b>		2,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						2,500

Charlotte  
Name: FURLONG, LYLE

**Valuation Report**

01/31/2024

Page 35

Map/Lot:

004-018

Account: 393 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Rear Land 1	400.00	2,000	100%	Access	2,000
Total Acres 5.00				Land Total		2,000
<b>Acpt Land</b>		2,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						2,000

Charlotte  
Name: FURLONG, LYLE

**Valuation Report**

01/31/2024

Page 36

Map/Lot:

004-018

Account: 493 Card: 1 of 1

Location:

144 DAMON RIDGE ROAD

Neighborhood 30 DAMON RIDGE RD

Zoning/Use Rural  
Topography Level  
Utilities  
Street Street Surface

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	640 Sqft	Grade B 100	Base	61,752
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-9,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,342
Rooms	4				
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full	SFLA	320	Unfinished	-4,685
Unfin. Living Area	50%				

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2018	0	Typical	Typical	Below Average	Typical	44,916	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		90%	60%	100%	24,255
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		24,300	<b>Total</b>	24,300

Charlotte  
 Name: MORRIS, AARON  
 MORRIS, CHRISTINE

**Valuation Report**

01/31/2024

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Account: 394 Card: 1 of 2

Map/Lot:  
 Location:

004-019  
 73 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000
3.00	Acres-Rear Land 3	200.00	600	100%		600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 104.00			Land Total			51,600

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,622 Sqft	Grade C 100	Base	94,524
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 1/2 Bmt	Basement	-4,120
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,866
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,857
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,825
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
2005	2008	Typical	Typical	Good	92%	100%	100%	101,220
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>						
None		None						93,122

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Storage Trailer	2005	1	C 100	2,000	Good	92%	100%	100%	1,840
Open Frame Porch	2005	36	C 100	428	Good	92%	100%	100%	394
Frame Shed	2005	240	E 100	1,210	Ava.	89%	90%	100%	969
Wood Deck	2005	54	C 100	341	Good	92%	100%	100%	314
Outbuilding Total									3,517

**Acpt Land** 51,600 **Accepted Bldg** 96,600 **Total** 148,200

Charlotte  
 Name: MORRIS, AARON  
 MORRIS, CHRISTINE

**Valuation Report**

01/31/2024

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Account: 394 Card: 2 of 2

Map/Lot:  
 Location:

004-019  
 53 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

Dwelling Description				Replacement Cost New	
Conventional	One Story	720 Sqft	Grade C 100	Base	56,640
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	-6,690
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,160
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	810
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Typical	Typical	Good	Typical	48,600
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	45,684	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2013	120	C 100	2.534	Good	94%	100%	100%	2,382
Unfinished Attic	2013	720	C 100	2.080	Good	94%	100%	100%	1,955
Outbuilding Total									4,337

**Acpt Land** 16,000 **Accepted Bldg** 50,000 **Total** 66,000

Charlotte  
Name: MORRIS, AARON  
MORRIS, CHRISTINE  
Account: 394

**Valuation Report**

01/31/2024

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Map/Lot:

004-019

Location:

53 DAMON RIDGE RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	51,600	96,600	148,200	51,600	96,600	148,200
2	16,000	50,000	66,000	16,000	50,000	66,000
<b>TOTAL</b>	67,600	146,600	214,200	67,600	146,600	214,200

Account: 396 Card: 1 of 1

Neighborhood 30 DAMON RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 13

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
46.00	Acres-Rear Land 2	300.00	13,800	100%		13,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	Sites-Mobile Home Site	4,500.00	4,500	100%		4,500
Total Acres 98.00			Land Total			53,100

Dwelling Description				Replacement Cost New		
Conventional	One Story	832 Sqft	Grade D 110	Base		55,332
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		-6,678
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,251
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,059
Attic	None			Attic		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	50,462
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	39,360	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1983	720	C 100	15.206	Ava.	76%	100%	100%	11.557	
Unfin Basement	1983	720	C 100	5.996	Ava.	76%	100%	100%	4.557	
Frame Shed	1983	80	E 100	597	Ava.	76%	100%	100%	454	
Frame Garage	1983	320	E 100	3.197	Ava.	76%	100%	100%	2.430	
Frame Shed	1983	128	E 100	780	Poor	52%	100%	100%	406	
Frame Shed	1983	1656	E 100	6.633	Ava.	76%	75%	100%	3.781	
Frame Shed	1983	1156	D 100	7.738	Ava.	76%	100%	100%	5.881	
Outbuilding Total									29,066	

**Acpt Land** 53,100 **Accepted Bldg** 68,400 **Total** 121,500



Charlotte  
 Name: FURLONG, DUANE

**Valuation Report**

01/31/2024

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Map/Lot:

004-020

Account: 397 Card: 1 of 1

Location:

122 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Zoning/Use Residential  
 Topography Level  
 Utilities Septic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
14Mobile Home	1980	14X56	D 100	16.350	Poor	20%	100%	100%	3.270
Storagee Trailer	1980	1	D 100	1.640	Ava-	68%	100%	100%	1.115
Septic Svstem	1980	1	C 100	3.000	Ava.	75%	100%	100%	2.250
<b>Outbuilding Total</b>									<b>6,635</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		6,600	<b>Total</b>		6,600

Charlotte  
Name: FURLONG, BRIAN

**Valuation Report**

01/31/2024

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Map/Lot:

004-020-1+33

Account: 398 Card: 1 of 1

Location:

72 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD  
Tree Growth 2000  
Zoning/Use Residential  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 2031 1st Mortgage 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
46.00	Acres-Softwood TG	135.00	5,279	100%		5,279
121.00	Acres-Mixed Wood TG	165.00	16,970	100%		16,970
31.00	Acres-Wasteland	120.00	3,720	100%		3,720
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
40.00	Acres-Rear Land 1	400.00	16,000	100%		16,000
Total Acres 239.00			Land Total			57,969

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Ouonset Garage	2006	1800	A 100	26.584	Good	92%	100%	100%	24.457
2S Frame Shed	1920	1144	C 100	11.060	Ava.	50%	100%	100%	5.530
Frame Shed	2006	128	D 100	1.280	Ava.	89%	100%	100%	1.139
Frame Shed	2000	153	D 100	1.437	Ava.	86%	100%	100%	1.236
Concrete Slab	2006	1800	B 100	5.644	Ava.	89%	100%	100%	5.023
Unfin Basement	1920	1144	D 100	6.512	Ava.	50%	100%	100%	3.256
Outbuilding Total									40,641
<b>Accpt Land</b>		58,000	<b>Accepted Bldg</b>		40,600	<b>Total</b>			98,600

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
16.00	Acres-Rear Land 2	300.00	4,800	100%		4,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 67.00						Land Total 40,800

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	760 Sqft	Grade C 100	Base		75,349
Exterior	Asbestos 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		-1,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-4,275
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1938	0	Old Type	Old Type	Below Average	Typical		69,220
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		44%	70%	100%	21,320

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1938	72	C 100	1.491	Ava-	44%	70%	100%	459
One Storv Frame	1938	84	C 100	1.774	Ava-	44%	70%	100%	547
Wood Deck	1938	120	C 100	605	Ava-	44%	70%	100%	186
Frame Shed	1938	308	E 100	1.470	Poor	21%	100%	100%	309
Frame Garaae	1938	576	D 100	8.323	Ava.	51%	100%	100%	4,245
Frame Garaae	1938	900	D 100	12.220	Ava.	51%	100%	100%	6,232
Outbuilding Total									11,978

**Acpt Land** 40,800 **Accepted Bldg** 33,300 **Total** 74,100

Charlotte  
 Name: HATTON, SUSAN  
 SMOLSKI, JOHN W

**Valuation Report**

01/31/2024  
 Page 44  
 004-022  
 HAYWOOD RD

Account: 400 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 40 HAYWOOD RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
15.00	Acres-Rear Land 1	400.00	6,000	100%		6,000
7.00	Acres-Blueberry	2,000.00	14,000	100%		14,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
5.00	Acres-Hardwood TG	130.00	553	100%		553
5.00	Acres-Mixed Wood TG	165.00	701	100%		701
Total Acres 33.00			Land Total			36,054

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 & 1/2 Storv Fr	1900	900	E 100	17.204	Poor	20%	100%	100%	3.441
2S Frame Shed	1900	840	D 100	6.786	Ava-	40%	100%	100%	2.714
Outbuilding Total									6,155

<b>Accpt Land</b>	36,100	<b>Accepted Bldg</b>	6,200	<b>Total</b>	42,300
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Charlotte  
 Name: HUNNEWELL, DAVID  
 HUNNEWELL, AVERY D

**Valuation Report**

01/31/2024  
 Page 45  
 004-023  
 HAYWOOD RD

Account: 401 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 40 HAYWOOD RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
14.00	Acres-Blueberry	2,000.00	28,000	100%		28,000	
Total Acres 14.00					Land Total	28,000	
<b>Acpt Land</b>		28,000	<b>Accepted Bldg</b>		0	<b>Total</b>	28,000

Charlotte  
 Name: ACKLEY, HEIRS OF THEODORE

**Valuation Report**

01/31/2024

Page 46

Map/Lot:

004-024

Account: 403 Card: 1 of 1

Location:

HAYWOOD RD

Neighborhood 40 HAYWOOD RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
45.00	Acres-Blueberry	2,000.00	90,000	100%		90,000	
Total Acres 45.00					Land Total	90,000	
<b>Acpt Land</b>		90,000	<b>Accepted Bldg</b>		0	<b>Total</b>	90,000

Charlotte  
Name: HOPKINS, JAMES

**Valuation Report**

01/31/2024

Page 47

Account: 404 Card: 1 of 1

Map/Lot:  
Location:

004-025  
HAYWOOD RD

Neighborhood 40 HAYWOOD RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
31.00	Acres-Rear Land 1	400.00	12,400 100%		12,400	
1.00	Acres-Baselot	5,000.00	5,000 90%	Unimproved	4,500	
Total Acres 32.00			Land Total		16,900	
<b>Acpt Land</b>		16,900	<b>Accepted Bldg</b>	0	<b>Total</b>	16,900

Charlotte  
 Name: HUNNEWELL, DAVID  
 HUNNEWELL, AVERY D

**Valuation Report**

01/31/2024  
 Page 48  
 004-025-1  
 HAYWOOD RD

Account: 402 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 40 HAYWOOD RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 98  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
40.00	Acres-Blueberry	2,000.00	80,000	100%		80,000
9.00	Acres-Rear Land 1	400.00	3,600	100%		3,600
Total Acres 50.00			Land Total			93,600

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garae	1992	1450	B 100	32.784	Ava-	75%	100%	100%	24,588	
Outbuilding Total									24,588	
<b>Acpt Land</b>		93,600	<b>Accepted Bldg</b>		24,600	<b>Total</b>		118,200		



Charlotte  
 Name: BRIDGES BROS, INC

**Valuation Report**

01/31/2024

Page 49

Map/Lot:

004-026

Account: 405 Card: 1 of 1

Location:

HAYWOOD RD

Neighborhood 40 HAYWOOD RD  
 Tree Growth 2004  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 6 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
15.00	Acres-Softwood TG	135.00	1,721	100%		1,721	
80.00	Acres-Mixed Wood TG	165.00	11,220	100%		11,220	
11.00	Acres-Hardwood TG	130.00	1,216	100%		1,216	
17.00	Acres-Rear Land 3	200.00	3,400	100%		3,400	
1.00	Acres-Class II Roads	1,000.00	1,000	100%		1,000	
50.00	Acres-Blueberry	2,000.00	100,000	100%		100,000	
Total Acres 174.00			Land Total			118,557	
<b>Acpt Land</b>		118,600	<b>Accepted Bldg</b>		0	<b>Total</b>	118,600

Charlotte  
Name: HATTON, SUSAN

**Valuation Report**

01/31/2024

Page 50

Map/Lot:

004-027

Account: 406 Card: 1 of 1

Location:

117 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	320 Sqft	Grade C 100	Base	54,182
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	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-720
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1960	Typical	Typical	Average	Typical	53,462
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	55%	100%	100%	29,404	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1940	36	C 100	1.123	Ava.	618
Frame Shed	1940	48	C 100	949	Ava.	522
Basement Entrv	1940	24	C 100	1.000	Ava.	550
Wood Deck	1940	42	C 100	293	Ava.	161
Frame Shed	1940	210	C 100	2.190	Ava.	1,204
Outbuilding Total						3,055

<b>Acpt Land</b>	16,000	<b>Accepted Bldg</b>	32,500	<b>Total</b>	48,500
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Charlotte  
Name: HATTON, SUSAN

**Valuation Report**

01/31/2024

Page 51

Map/Lot:

004-028

Account: 407 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
38.00	Acres-Rear Land 1	400.00	15,200	100%		15,200	
48.00	Acres-Softwood TG	135.00	5,508	100%		5,508	
38.00	Acres-Mixed Wood TG	165.00	5,330	100%		5,330	
13.00	Acres-Hardwood TG	130.00	1,437	100%		1,437	
Total Acres 137.00					Land Total	27,475	
<b>Accpt Land</b>		27,500	<b>Accepted Bldg</b>		0	<b>Total</b>	27,500

Charlotte  
Name: DINEEN, VINCENT

**Valuation Report**

01/31/2024

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Account: 408 Card: 1 of 1

Map/Lot:  
Location:

004-028-1  
DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%	20,000	
30.00	Acres-Rear Land 2	300.00	9,000	100%	9,000	
Total Acres 80.00			Land Total		29,000	
<b>Acpt Land</b>		29,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						29,000

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
4.00	Acres-Rear Land 1	400.00	1,600	100%		1,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 17,600

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,204 Sqft	Grade C 100	Base		109,295
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% Floor/Wall Unit	Cooling	0% None	Heat		-7,901
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
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	
1978	0	Typical	Typical	Below Average	Typical	105,894	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		68%	100%	100%	72,008

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1978	378	C 100	3.072	Ava-	68%	100%	100%	2.089	
Open Frame Porch	1978	160	C 100	1.387	Ava-	68%	100%	100%	943	
Wood Deck	1978	160	C 100	765	Ava-	68%	100%	100%	520	
One Storr Frame	1978	128	C 100	2.703	Ava-	68%	100%	100%	1.838	
Frame Garage	1978	528	C 100	9.446	Ava-	68%	100%	100%	6.423	
Frame Shed	1978	192	E 100	1.026	Poor	49%	100%	100%	503	
Outbuilding Total									12,316	

<b>Acpt Land</b>	17,600	<b>Accepted Bldg</b>	84,300	<b>Total</b>	101,900
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Charlotte  
 Name: FURLONG, DUANE

**Valuation Report**

01/31/2024

Page 54

Map/Lot:

004-030

Account: 410 Card: 1 of 1

Location:

144 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.30	Acres-Rear Land 1	400.00	920	100%		920
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.30			Land Total			16,920

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garae	1959	360	C 100	6.981	Ava-	54%	100%	100%	3,770	
Outbuilding Total									3,770	
<b>Accpt Land</b>		16,900	<b>Accepted Bldg</b>		3,800	<b>Total</b>		20,700		

Charlotte  
 Name: HATTON, SUSAN M

**Valuation Report**

01/31/2024

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Map/Lot:

004-031

Account: 411 Card: 1 of 1

Location:

153 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

**Sale Data**  
 Sale Date 11/30/2017  
 Sale Price 2,000  
 Sale Type Land & Buildings  
 Financing Cash Sale  
 Verified Family Member  
 Validity Distressed Sale

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Rear Land 1	400.00	2,000	100%		2,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 5.00			Land Total				8,000
<b>Acpt Land</b>		8,000	<b>Accepted Bldg</b>		0	<b>Total</b>	8,000

Charlotte  
Name: DINEEN, VINCENT

**Valuation Report**

01/31/2024

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Map/Lot:

004-032

Account: 412 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%	20,000	
43.00	Acres-Rear Land 2	300.00	12,900	100%	12,900	
Total Acres 93.00			Land Total		32,900	
<b>Acpt Land</b>		32,900	<b>Accepted Bldg</b>		0	
					<b>Total</b>	32,900



Charlotte  
 Name: HUNTER, ALBERTA

**Valuation Report**

01/31/2024

Page 57

Map/Lot:

005-001

Account: 344 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
66.00	Acres-Rear Land 3	200.00	13,200	100%		13,200	
Total Acres 167.00			Land Total		52,700		
<b>Accpt Land</b>		52,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						52,700	

Account: 345 Card: 1 of 1

Neighborhood 57 RICE RD  
Tree Growth 2007  
Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 12  
Tree Growth 2027 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000
130.00	Acres-Mixed Wood TG	165.00	18,233	100%		18,233
14.00	Acres-Hardwood TG	130.00	1,547	100%		1,547
8.00	Acres-Rear Land 1	400.00	3,200	100%		3,200
12.00	Acres-Wasteland	120.00	1,440	100%		1,440
Total Acres 165.00			Land Total			29,420

Dwelling Description				Replacement Cost New		
Conventional	One Story	288 Sqft	Grade E 100	Base		19,248
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-3,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-594
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		-216
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		14,502
1960	0	Obsolete	Obsolete	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		Services		65%	68%	90%	5,769

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1960	60	E 100	182	Ava.	65%	68%	90%	72
Outbuilding Total									72

**Acpt Land** 29,400 **Accepted Bldg** 5,800 **Total** 35,200

Charlotte  
 Name: CARR, GORDON  
 CARR, DAWN

**Valuation Report**

01/31/2024

Page 59

Account: 1 Card: 1 of 1

Map/Lot:  
 Location:

005-003  
 113 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

Dwelling Description				Replacement Cost New		
Conventional	One Story	896 Sqft	Grade C 100	Base		64,032
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		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	64,032
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	50,585	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1985	342	D 100	5,508	Ava-	71%	100%	100%	3,911
Frame Shed	1985	144	E 100	842	Poor	54%	100%	100%	455
Frame Shed	1985	80	E 100	597	Poor	54%	50%	100%	161
Outbuilding Total									4,527

<b>Acpt Land</b>	16,000	<b>Accepted Bldg</b>	55,100	<b>Total</b>	71,100
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Charlotte  
 Name: TYPHOON, LLC

**Valuation Report**

01/31/2024

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Account: 346 Card: 1 of 1

Map/Lot:  
 Location:

005-004-5-6-7+22  
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD  
 Tree Growth 1972  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel  
 TG PLAN YEAR.... 2023

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 2023 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1184.00	Acres-Softwood TG	135.00	135,864	100%		135,864	
1061.00	Acres-Mixed Wood TG	165.00	148,805	100%		148,805	
496.00	Acres-Hardwood TG	130.00	54,808	100%		54,808	
140.00	Acres-Wasteland	120.00	16,800	100%		16,800	
26.00	Acres-Class II Roads	1,000.00	26,000	100%		26,000	
Total Acres 2,907.00			Land Total			382,277	
<b>Accpt Land</b>		382,300	<b>Accepted Bldg</b>		0	<b>Total</b>	382,300

Charlotte  
 Name: ROBIN A CRAWFORD & SON WOODS

**Valuation Report**

01/31/2024

Page 61

Map/Lot:

005-008

Account: 347 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

**Sale Data**  
 Sale Date 12/23/2022  
 Sale Price 369,492  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
291.00	Acres-Rear Land 3	200.00	58,200	100%		58,200	
Total Acres 391.00			Land Total		93,200		
<b>Acpt Land</b>		93,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						93,200	

Charlotte  
 Name: ROBIN A CRAWFORD & SON WOODS

**Valuation Report**

01/31/2024

Page 62

Map/Lot:

005-009

Account: 348 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

**Sale Data**  
 Sale Date 12/23/2022  
 Sale Price 369,492  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
7.30	Acres-Rear Land 2	300.00	2,190	100%		2,190	
Total Acres 57.30			Land Total		22,190		
<b>Acpt Land</b>		22,200	<b>Accepted Bldg</b>		0	<b>Total</b> 22,200	

Account: 351 Card: 1 of 1

Map/Lot:  
Location:

005-010  
6 CARRIAGE LANE

Neighborhood 24 CARRIAGE LN

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
30.40	Acres-Rear Land 1	400.00	12,160	100%		12,160
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 31.40			Land Total			28,160

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,472 Sqft	Grade B 110	Base		168,123
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		4,719
Rooms	3					
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		6,039
Attic	None			Attic		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	Modern	Modern	Very Good	Typical	178,881
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	164,571	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
2S Frame Garage	2002	864	B 110	22.952	V.G.	21,116
Wood Deck	2002	96	B 100	621	Good	565
Wood Deck	2002	126	B 100	767	Good	698
Frame Shed	2002	64	C 100	1.071	Ava.	932
Outbuilding Total						23,311

**Acpt Land** 28,200 **Accepted Bldg** 187,900 **Total** 216,100

Charlotte  
 Name: ROBIN A CRAWFORD & SON WOODS

**Valuation Report**

01/31/2024

Page 64

Map/Lot:

005-011

Account: 349 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

**Sale Data**  
 Sale Date 12/23/2022  
 Sale Price 369,492  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
30.90	Acres-Rear Land 1	400.00	12,360	100%		12,360	
Total Acres 30.90					Land Total	12,360	
<b>Acpt Land</b>		12,400	<b>Accepted Bldg</b>		0	<b>Total</b>	12,400



Charlotte  
 Name: SLUZENSKI, ANNE PIRMANN  
 PIRMAN, ESTATE OF MARY PATRICIA  
 Account: 350 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 65  
 005-012  
 26 WINDY RIDGE LANE

Map/Lot:  
 Location:

Neighborhood 72 WINDY RIDGE LN

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
37.30	Acres-Rear Land 1	400.00	14,920	100%		14,920
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 38.30						Land Total 30,920

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,631 Sqft	Grade B 110	Base		188,491
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		5,975
Rooms	4					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		10,065
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,033
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Very Good	Typical	209,564
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	186,512	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1992	204	B 110	2.318	V.G.	2.063
Open Frame Porch	1992	384	B 110	4.184	V.G.	3.724
Frame Garage	1992	720	B 110	16.456	V.G.	14.646
Unfinished Attic	1992	720	B 110	2.792	V.G.	2.485
Basement Entrv	1992	24	B 110	1.342	V.G.	1.194
Frame Shed	1992	192	C 100	2.052	Ava.	1.683
Outbuilding Total						25,795

<b>Acpt Land</b>	30,900	<b>Accepted Bldg</b>	212,300	<b>Total</b>	243,200
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Charlotte  
 Name: SMALL, MARK W

**Valuation Report**

01/31/2024

Page 66

Map/Lot:

005-013

Account: 352 Card: 1 of 1

Location:

261 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.80	Acres-Rear Land 1	400.00	320	100%		320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.80			Land Total			16,320
<b>Accpt Land</b>		16,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						16,300

Charlotte  
Name: SMALL, RACHEL A

**Valuation Report**

01/31/2024

Page 67

Map/Lot:

005-014

Account: 353 Card: 1 of 1

Location:

269 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.20	Acres-Rear Land 1	400.00	480	100%		480
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 2.20						Land Total 15,280

Dwelling Description				Replacement Cost New		
Log Home	One Story	768 Sqft	Grade C 100	Base		58,656
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		1,048
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		6,168
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-518
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		65,354
1979	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	49,016

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1979	192	C 100	1.634	Ava.	75%	100%	100%	1.226
Frame Garage	1979	768	D 110	11.696	Ava.	74%	100%	100%	8.655
Frame Shed	1979	144	E 100	842	Ava-	67%	100%	100%	564
Outbuilding Total									10,445

**Acpt Land** 15,300 **Accepted Bldg** 59,500 **Total** 74,800

Charlotte  
 Name: CHENEY, CLIFFORD  
 CHENEY, BEATRICE

**Valuation Report**

01/31/2024

Page 68

Map/Lot:

005-015

Account: 354 Card: 1 of 1

Location:

293 OLD FIELD DR

Neighborhood 51 OLD FIELD DR

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
4.10	Acres-Rear Land 1	400.00	1,640	100%		1,640	
Total Acres 5.10			Land Total		6,140		
<b>Acpt Land</b>		6,100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						6,100	

Charlotte  
Name: LEIGHTON, BASIL

**Valuation Report**

01/31/2024

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Map/Lot: 005-016

Account: 355 Card: 1 of 1

Location: 289 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.10	Acres-Baselot	5,000.00	500	100%		500	
Total Acres 0.10				Land Total		500	
<b>Acpt Land</b>		500	<b>Accepted Bldg</b>		0	<b>Total</b>	500

Charlotte  
 Name: CHENEY, CLIFFORD  
 CHENEY, BEATRICE

**Valuation Report**

01/31/2024

Page 70

Account: 356 Card: 1 of 1

Map/Lot:  
 Location:

005-017  
 222 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 4 50 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
3.00	Acres-Rear Land 1	400.00	1,200	100%		1,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			17,200

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base		97,605
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		2,408
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	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
1977	1988	Typical	Typical	Average	Typical	103,013
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%		76,230

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1988	168	C 100	3.548	Ava.	2.626
Frame Shed	1988	168	C 100	1.868	Ava.	1.382
Two Storv Frame	1988	192	C 100	6.002	Ava.	4.441
Open Frame Porch	1988	192	C 100	1.634	Ava.	1.209
Outbuilding Total						9,658

**Acpt Land** 17,200 **Accepted Bldg** 85,900 **Total** 103,100

Charlotte  
 Name: ASHBY, KATHLEEN M  
 ASHBY, CLINTON JR

**Valuation Report**

01/31/2024

Page 71

Map/Lot:

005-018

Account: 357 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
Total Acres 2.00			Land Total			10,400
<b>Acpt Land</b>		10,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						10,400

Charlotte  
 Name: NOYES, STEPHEN  
 NOYES, DARLENE

**Valuation Report**

01/31/2024

Page 72

Map/Lot:

005-019

Account: 358 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
Total Acres 1.00			Land Total			4,500	
<b>Acpt Land</b>		4,500	<b>Accepted Bldg</b>		0	<b>Total</b>	4,500



Charlotte  
 Name: ASHBY, KATHLEEN  
 ASHBY, CLINTON JR

**Valuation Report**

01/31/2024

Page 73

Account: 359 Card: 1 of 1

Map/Lot:  
 Location:

005-020  
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
Total Acres 1.00				Land Total		400	
<b>Acpt Land</b>		400	<b>Accepted Bldg</b>		0	<b>Total</b> 400	

Charlotte  
 Name: DOWNS, TAMMY

**Valuation Report**

01/31/2024

Page 74

Account: 360 Card: 1 of 1

Map/Lot:  
 Location:

005-020-A  
 303 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
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 0.00					Land Total	4,800

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1978	14X56	B 100	21.800	Ava.	40%	100%	100%	8,720
Wood Deck	1978	132	C 100	653	Ava.	74%	100%	100%	483
Frame Shed	1978	96	E 100	658	Ava.	74%	100%	100%	487
Outbuilding Total									9,690

<b>Acpt Land</b>	4,800	<b>Accepted Bldg</b>	9,700	<b>Total</b>	14,500
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Charlotte  
 Name: ASHBY, CLINTON JR  
 ASHBY, KATHLEEN

**Valuation Report**

01/31/2024

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Account: 361 Card: 1 of 1

Map/Lot:  
 Location:

005-021  
 311 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 3  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
15.00	Acres-Rear Land 2	300.00	4,500	100%		4,500
Total Acres 66.00			Land Total			40,500

Dwelling Description					Replacement Cost New	
Mobil Home	One Story	1,232 Sqft	Grade C 100	Base		74,237
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-14,641
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1988	0	Typical	Typical	Average	Typical		64,096
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	80%	100%	100%		51,277	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1988	766	C 100	16.178	Fair	Phy	Func	Econ	10.677
Wood Deck	1988	610	C 100	2.565	Ava.	80%	100%	100%	2.052
2S Frame Garage	1988	1152	C 100	21.904	Ava.	80%	100%	100%	17.523
Finished Attic	1988	1152	C 100	11.988	Ava-	73%	100%	100%	8.751
Outbuilding Total									39,003

**Acpt Land** 40,500 **Accepted Bldg** 90,300 **Total** 130,800

Account: 362 Card: 1 of 1

Map/Lot: 005-021-B  
Location: 311 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,232 Sqft	Grade B 100	Base		95,336
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-7,071
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,052
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout				Total	
2016	0	Modern	Modern	Average	Typical				90,317	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	95%	100%	100%	85,801					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2016	240	C 100	2.419	Ava.	95%	100%	100%	2,298	
Outbuilding Total									2,298	
<b>Accpt Land</b>		16,000	<b>Accepted Bldg</b>		88,100	<b>Total</b>		104,100		

Charlotte  
Name: BROWN, DIANE (LE)

**Valuation Report**

01/31/2024

JEREMY BROWN & ERIN PEASLEY

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Account: 363 Card: 1 of 1

Map/Lot:

005-023

Location:

327 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

**Sale Data**

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

Sale Date 12/10/2018  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Buyer  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 13

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
12.30	Acres-Rear Land 2	300.00	3,690	100%		3,690
Total Acres 63.30						Land Total 39,690

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	77,088
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,562
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,030
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Poor	Typical	77,620
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	49%	95%	100%	36,132	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1976	416	C 110	5.508	Poor	49%	95%	100%	2.564
Unfin Basement	1976	416	C 110	5.060	Poor	49%	95%	100%	2.355
Wood Deck	1976	112	C 110	630	Poor	49%	95%	100%	294
Frame Shed	2015	160	D 100	1.482	Fair	84%	100%	100%	1.245
Stable w/Loft	1980	3900	D 100	35.510	Ava.	75%	100%	100%	26.632
Frame Shed	2010	180	E 100	980	Ava.	92%	100%	100%	902
Outbuilding Total									33,992

**Acpt Land**

39,700

**Accepted Bldg**

70,100

**Total**

109,800

Charlotte  
Name: PEASLEY ERIN B.

**Valuation Report**

01/31/2024

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Map/Lot:

005-023-1

Account: 484 Card: 1 of 1

Location:

331 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Street Surface

**Sale Data**  
Sale Date 12/08/2016  
Sale Price 5,000  
Sale Type Land Only  
Financing Unknown  
Verified Family Member  
Validity

Reference 1  
Reference 2  
Tran/Land/Bldg 5 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.70	Acres-Rear Land 1	400.00	280	100%		280
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.70			Land Total			13,280

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Ranch	One Story	1,500 Sqft	Grade C 100	Base		89,400
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	500 Sqft, Grade	Basement Gar	None	Fin Bsmt		0
Heating	75% Hot Water BB	Cooling	0% None	Heat		-152
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,500	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	Modern	Modern	Good	Typical	92,248	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		95%	100%	100%	87,636

**Acpt Land** 13,300 **Accepted Bldg** 87,600 **Total** 100,900

Charlotte  
 Name: LaROCHELLE, RONALD \$ DEBRA

**Valuation Report**

01/31/2024

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Map/Lot: 005-024

Account: 364 Card: 1 of 1

Location: 336 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

**Sale Data**

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

Sale Date 03/21/2017  
 Sale Price 22,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 98  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500
45.00	Acres-Open Space	400.00	18,000	33.25%	Open Space	5,985
Total Acres 46.00					Land Total	10,485

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1993	280	E 100	1.363	Fair	69%	100%	100%	940
Outbuilding Total									940

**Accpt Land** 10,500 **Accepted Bldg** 900 **Total** 11,400

Account: 365 Card: 1 of 1

Location: 337 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

**Sale Data**  
Sale Date 05/18/2018  
Sale Price 92,500  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
42.00	Acres-Rear Land 1	400.00	16,800	100%		16,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 43.00			Land Total			32,800

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Mobil Home	One Story	943 Sqft	Grade C 100	Base		62,706
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		-12,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	55,014
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		82%	100%	100%
						<b>Value(Rcnld)</b>
						45,111

<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garae	2005	768	C 100	12.967	Ava.	89%	100%	100%		11,541
Outbuilding Total										11,541

**Acpt Land** 32,800 **Accepted Bldg** 56,700 **Total** 89,500



Charlotte  
 Name: LAROCHELLE, RONALD  
 LAROCHELLE, DEBRA M

**Valuation Report**

01/31/2024

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Account: 366 Card: 1 of 1

Map/Lot:  
 Location:

005-026  
 346 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 2 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
48.00	Acres-Open Space	400.00	19,200	33.25%	Open Space	6,384
Total Acres 50.00			Land Total			22,784

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	925 Sqft	Grade C 100	Base		88,740
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		-3,559
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,895
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1980	0	Typical	Typical	Good	Typical		87,076
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete	None	84%	85%	100%	62,172		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	296	C 100	3.780	Good	84%	85%	100%	2.699
Frame Garage	2008	896	B 100	18.110	Ava.	91%	100%	100%	16.480
Unfinished Attic	2008	896	B 100	2.860	Ava.	91%	100%	100%	2.603
Frame Shed	1980	288	D 100	2.285	Ava.	75%	100%	100%	1.714
Frame Shed	1980	288	E 100	1.394	Poor	50%	50%	100%	348
Outbuilding Total									23,844

**Acpt Land** 22,800 **Accepted Bldg** 86,000 **Total** 108,800

Charlotte  
 Name: LAROCHELLE, RONALD  
 LAROCHELLE, DEBRA A

**Valuation Report**

01/31/2024

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Account: 367 Card: 1 of 1

Map/Lot:  
 Location:

005-027  
 345 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 98  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Rear Land 1	400.00	1,600	100%		1,600	
80.00	Acres-Open Space	400.00	32,000	33.25%	Open Space	10,640	
Total Acres 84.00			Land Total		12,240		

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1940	624	D 100	4.396	Poor	23%	50%	100%	506
							Outbuilding Total		506
<b>Accpt Land</b>		12,200	<b>Accepted Bldg</b>		500	<b>Total</b>		12,700	

Charlotte  
 Name: LAROCHELLE, RONALD R  
 LAROCHELLE, DEBRA A

**Valuation Report**

01/31/2024

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Account: 368 Card: 1 of 1

Map/Lot:  
 Location:

005-028  
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
3.70	Acres-Open Space	400.00	1,480	33.25%	Open Space	492	
Total Acres 4.70					Land Total	892	
<b>Acpt Land</b>		900	<b>Accepted Bldg</b>		0	<b>Total</b>	900

Charlotte  
Name: ASHBY,FLOYD HEIRS

**Valuation Report**

01/31/2024

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Map/Lot:

005-029

Account: 369 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
42.00	Acres-Rear Land 1	400.00	16,800	100%		16,800	
Total Acres 43.00					Land Total	21,300	
<b>Acpt Land</b>		21,300	<b>Accepted Bldg</b>		0	<b>Total</b>	21,300

Charlotte  
 Name: LAROCHELLE, RONALD  
 LAROCHELLE, DEBRA

**Valuation Report**

01/31/2024

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Account: 370 Card: 1 of 1

Map/Lot:  
 Location:

005-030  
 361 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.03	Acres-Rear Land 1	400.00	12	100%		12
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03						Land Total 16,012

Dwelling Description				Replacement Cost New	
Conventional	One Story	650 Sqft	Grade D 110	Base	48,437
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	-8,757
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	800
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	Obsolete	Average	Typical	40,480	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		79%	71%	100%	22,705

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1986	100	D 110	1.603	Ava.	79%	71%	100%		899
Outbuilding Total										899

**Acpt Land** 16,000 **Accepted Bldg** 23,600 **Total** 39,600

Charlotte  
 Name: CHARLOTTE, TOWN OF  
 SMITH RIDGE CEMETERY

**Valuation Report**

01/31/2024

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Account: 371 Card: 1 of 1

Map/Lot:  
 Location:

005-031  
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.20	Acres-Baselot	5,000.00	1,000	100%		1,000	
Total Acres 0.20					Land Total	1,000	
<b>Acpt Land</b>		1,000	<b>Accepted Bldg</b>		0	<b>Total</b>	1,000

Charlotte  
 Name: CONNOLLY, JAMES  
 CONNOLLY, JEAN

**Valuation Report**

01/31/2024

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Map/Lot:

006-001

Account: 413 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD  
 Tree Growth 2009  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2019 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
9.00	Acres-Softwood TG	135.00	1,033	100%		1,033	
100.00	Acres-Mixed Wood TG	165.00	14,025	100%		14,025	
50.00	Acres-Hardwood TG	130.00	5,525	100%		5,525	
10.00	Acres-Wasteland	120.00	1,200	100%		1,200	
Total Acres 169.00			Land Total			21,783	
<b>Acpt Land</b>		21,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						21,800	

Charlotte  
 Name: DINEEN, VINCE

**Valuation Report**

01/31/2024

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Map/Lot:

006-002

Location:

MILL RD

Account: 414 Card: 1 of 1

Neighborhood 74 MILL RD  
 Tree Growth 1997  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2007 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
44.00	Acres-Softwood TG	135.00	5,049	100%		5,049	
115.00	Acres-Mixed Wood TG	165.00	16,129	100%		16,129	
32.00	Acres-Hardwood TG	130.00	3,536	100%		3,536	
22.00	Acres-Wasteland	120.00	2,640	100%		2,640	
2.00	Acres-Class II Roads	1,000.00	2,000	100%		2,000	
5.00	Acres-Rear Land 1	400.00	2,000	100%		2,000	
Total Acres 220.00			Land Total			31,354	

**Acpt Land** 31,400 **Accepted Bldg** 0 **Total** 31,400



Charlotte  
 Name: JAMES, CALVIN  
 JAMES, AARON

**Valuation Report**

01/31/2024

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Map/Lot:

006-003

Account: 415 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
22.00	Acres-Rear Land 3	200.00	4,400	100%		4,400	
Total Acres 122.00			Land Total		39,400		
<b>Acpt Land</b>		39,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						39,400	

Charlotte  
 Name: DIADONE, ROBERT  
 DERESZEWSKI, LISA

**Valuation Report**

01/31/2024

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Account: 416 Card: 1 of 1

Map/Lot:  
 Location:

006-004  
 82 ARTHUR DAMON RD

Neighborhood 15 ARTHUR DAMON RD  
 Tree Growth 2019  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 03/29/2018  
 Sale Price 60,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2 HEAT?, CONDITION  
 Tran/Land/Bldg 2 1 12  
 Tree Growth 2029 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103.00	Acres-Softwood TG	135.00	11,819	100%		11,819
28.00	Acres-Hardwood TG	130.00	3,094	100%		3,094
3.00	Acres-Wasteland	120.00	360	100%		360
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000
4.40	Acres-Rear Land 1	400.00	1,760	100%		1,760
2.60	Acres-Blueberry	2,000.00	5,200	100%		5,200
1.00	Acres-Class II Roads	1,000.00	1,000	100%		1,000
Total Acres 143.00			Land Total			28,233

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Log Home	One Story	312 Sqft	Grade E 100	Base		19,752
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		-47
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-4,089
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-1,452
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		-234
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1957	0	Obsolete	Obsolete	Below Average	Typical		13,930
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			55%	45%	100%	3,448

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1957	72	E 100	354	Ava-	55%	45%	100%	88
Frame Shed	1957	144	E 100	842	Ava-	55%	45%	100%	208
1 & 1/2 Storv Fr	2018	1225	B 90	38.630	Good	100%	100%	100%	38.630
1 & 1/2 Storv Fr	2021	864	B 100	30.273	Ava+	100%	100%	100%	30.273
Open Frame Porch	2021	504	B 100	4.936	Ava+	100%	100%	100%	4.936
Frame Shed	2021	64	B 100	1.307	Ava+	100%	100%	100%	1.307
Outbuilding Total									75,442

**Acpt Land** 28,200 **Accepted Bldg** 78,900 **Total** 107,100

Account: 417 Card: 1 of 1

Map/Lot:  
Location:

006-005  
72 ARTHUR DAMON RD

Neighborhood 15 ARTHUR DAMON RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
9.00	Acres-Rear Land 1	400.00	3,600	100%		3,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00			Land Total			19,600

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,762 Sqft	Grade B 100	Base		122,493
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		5,490
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,575
Insulation	Heavy			Insulation		2,418
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1977	0	Typical	Typical	Good	Typical		134,976
<b>Functional Obsolescence</b>							<b>Value(Rcnld)</b>
None		None		84%	100%	100%	113,380

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1977	384	B 100	2.026	Good	84%	100%	100%	1.702	
Wood Deck	1977	196	B 100	1.109	Good	84%	100%	100%	932	
One Storv Frame	1977	196	B 100	5.051	Good	84%	100%	100%	4.243	
Open Frame Porch	1977	168	B 100	1.768	Good	84%	100%	100%	1.485	
Frame Garaae	1977	624	B 100	13.242	Good	84%	100%	100%	11.123	
Frame Shed	1977	192	D 100	1.683	Ava.	73%	100%	100%	1.229	
Frame Garaae	1977	1152	C 100	18.600	Ava.	73%	100%	100%	13.578	
Swimming Pool	1977	420	C 100	6.300	Ava.	73%	100%	100%	4.599	
Patio	1977	380	C 100	1.645	Ava.	73%	100%	100%	1.201	
Outbuilding Total									40,092	

**Acpt Land** 19,600 **Accepted Bldg** 153,500 **Total** 173,100

Account: 418 Card: 1 of 1

Map/Lot:  
Location:

006-005-1  
ARTHUR DAMON RD

Neighborhood 15 ARTHUR DAMON RD  
Tree Growth 1982  
Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
Tree Growth 2015 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
1.00	Acres-Rear Land 2	300.00	300	100%		300
4.00	Acres-Blueberry	2,000.00	8,000	100%		8,000
Total Acres 56.00			Land Total			33,300

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	352 Sqft	Grade E 100	Base		19,562
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		-53
						0
						0
Foundation	Piers	Basement	None	Basement		-3,750
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-726
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-2,250
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-264
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>				<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Typical</b>		
2003	0	Obsolete	Obsolete	Average			12,519
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Services</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		<b>Value(Rcnld)</b>
None			88%	90%	90%		8,924

<b>Outbuildings/Additions/Improvements</b>				<b>Percent Good</b>						<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2003	224	E 100	510	Ava.	88%	90%	90%	364	
Frame Shed	2003	60	E 100	520	Ava.	88%	90%	90%	371	
<b>Outbuilding Total</b>									<b>735</b>	

**Acpt Land** 33,300 **Accepted Bldg** 9,700 **Total** 43,000

Charlotte  
Name: CHARLOTTE, TOWN OF

**Valuation Report**

01/31/2024

Page 93

Map/Lot:

006-006

Account: 419 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.18	Acres-Baselot	5,000.00	900	90%	Unimproved	810	
Total Acres 0.18				Land Total		810	
<b>Acpt Land</b>		800	<b>Accepted Bldg</b>		0	<b>Total</b>	800

**Valuation Report**

Account: 420 Card: 1 of 1

Location: 33 ARTHUR DAMON RD

Neighborhood 15 ARTHUR DAMON RD

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

**Sale Data**  
Sale Date 04/08/2019  
Sale Price 190,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homsite (Fract) - acre	12,000.00	12,000	100%		12,000
2.30	Acres-Rear Land 1	400.00	920	100%		920
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.30			Land Total			18,920

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,670 Sqft	Grade B 110	Base		143,808
Exterior	Stone	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 B	Basement Gar	None	Fin Bsmt		17,714
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,059
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		10,065
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1975	0	Typical	Typical	Good	Typical		174,646
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		83%	100%	100%	144,956

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	1975	272	B 110	3.024	Good	83%	100%	100%	2.510
Wood Deck	1975	80	B 110	597	Good	83%	100%	100%	496
Frame Garage	1975	624	B 110	14.566	Good	83%	100%	100%	12.090
Frame Shed	1975	360	B 110	4.481	Good	83%	100%	100%	3.719
Outbuilding Total									18,815

<b>Acpt Land</b>	18,900	<b>Accepted Bldg</b>	163,800	<b>Total</b>	182,700
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Charlotte  
 Name: BROWN, BRANDON B  
 BROWN, ANN M

**Valuation Report**

01/31/2024

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Account: 421 Card: 1 of 1

Map/Lot:  
 Location:

006-007-1

13 ARTHUR DAMON RD

Neighborhood 30 DAMON RIDGE RD

**Sale Data**

Zoning/Use Commercial  
 Topography Rolling  
 Utilities None  
 Street Semi-Improved

Sale Date 06/27/2018  
 Sale Price 10,441  
 Sale Type Land & Buildings  
 Financing Cash Sale  
 Verified Buyer  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.50	Acres-Rear Land 1	400.00	1,000	100%		1,000
Total Acres 3.50			Land Total			11,000

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garaae	1978	3472	C 100	52.634	Ava.	74%	110%	100%	42.844
Frame Garaae	1970	784	C 100	13.201	Poor	43%	100%	100%	5.676
Outbuilding Total									48,520

**Acpt Land**

11,000

**Accepted Bldg**

48,500

**Total**

59,500

Charlotte  
 Name: BROWN, WALTER  
 BROWN, JENNIFER

**Valuation Report**

01/31/2024

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Account: 423 Card: 1 of 1

Map/Lot:  
 Location:

006-007-2

37 ARTHUR DAMON RD

Neighborhood 15 ARTHUR DAMON RD

**Sale Data**  
 Sale Date 10/23/2017  
 Sale Price 25,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Zoning/Use Residential  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Rear Land 1	400.00	200	100%		200
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
Total Acres 1.50			Land Total			13,200

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1990	144	D 100	1.381	Ava.	80%	100%	100%	1,105	
<b>Outbuilding Total</b>									<b>1,105</b>	
<b>Acpt Land</b>		13,200	<b>Accepted Bldg</b>		1,100	<b>Total</b>		14,300		



Charlotte  
 Name: BROWN, JENNIFER MARIE  
 BROWN, WALTER

**Valuation Report**

01/31/2024

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Account: 422 Card: 1 of 1

Map/Lot:  
 Location:

006-007-3

35 ARTHUR DAMON RD

Neighborhood 15 ARTHUR DAMON RD

**Sale Data**

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

Sale Date 12/09/2011  
 Sale Price 159,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.70	Acres-Rear Land 1	400.00	280	100%		280
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70						Land Total 16,280

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,680 Sqft	Grade B 110	Base	130,120
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	3,077
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,039
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,536
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2000	0	Typical	Typical	Good	Typical	141,772	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100%	100%	127,595

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2000	80	B 110	597	Good	90%	100%	100%	537
Wood Deck	2000	176	B 110	1.112	Good	90%	100%	100%	1,001
Encl Frame Porch	2000	182	B 110	3.509	Good	90%	100%	100%	3,158
Frame Garage	2000	440	B 110	10.944	Good	90%	100%	100%	9,850
Outbuilding Total									14,546

**Acpt Land**

16,300

**Accepted Bldg**

142,100

**Total**

158,400

Charlotte  
 Name: BROWN, WALTER  
 BROWN, JENNIFER

**Valuation Report**

01/31/2024  
 Page 98  
 006-008  
 AYERS JCT RD

Account: 424 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 01/01/4202  
 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 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
22.00	Acres-Rear Land 1	400.00	8,800	100%		8,800	
1.00	Acres-Homsite (Fract) - acre	12,000.00	12,000	90%	Unimproved	10,800	
Total Acres 23.00			Land Total		19,600		
<b>Acpt Land</b>		19,600	<b>Accepted Bldg</b>		0	<b>Total</b>	19,600

Account: 425 Card: 1 of 1

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 03/22/2018  
Sale Price 94,900  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homsite (Fract) - acre	12,000.00	12,000	100%		12,000
26.00	Acres-Rear Land 1	400.00	10,400	100%		10,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.00						Land Total 28,400

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,455 Sqft	Grade C 100	Base		124,264
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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	1	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
1920	0	Typical	Typical	Average	Typical	127,264
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	63,632	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bav Window	1920	10	C 100	456	Ava.	50%	100%	100%	228
Encl Frame Porch	1920	18	C 100	939	Ava.	50%	100%	100%	470
Frame Shed	1920	528	E 100	2.312	Ava.	50%	100%	100%	1.156
Frame Shed	1920	144	D 100	1.381	Ava.	50%	100%	100%	690
Stable w/Loft	1920	1110	D 100	11.671	Ava.	50%	100%	100%	5.836
Frame Shed	1920	168	D 100	1.532	Ava.	50%	100%	100%	766
Frame Shed	1920	420	D 100	3.114	Ava.	50%	100%	100%	1.557
Outbuilding Total									10,703

**Acpt Land** 28,400 **Accepted Bldg** 74,300 **Total** 102,700

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 07/31/2015  
Sale Price 74,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.70	Acres-Rear Land 1	400.00	1,080	100%		1,080
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.70						Land Total 17,080

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	748 Sqft	Grade C 100	Base		82,099
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		1,787
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,178
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1946	0	Typical	Typical	Average	Typical		85,708
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	58%	100%	100%	49,711		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1946	275	C 100	2.688	Ava.	58%	100%	100%	1.559
Encl Frame Porch	1946	175	C 100	2.544	Ava.	58%	100%	100%	1.476
Frame Shed	1946	80	E 100	597	Poor	27%	100%	100%	161
Frame Shed	1946	192	D 100	1.683	Ava-	46%	100%	100%	774
Frame Garage	1946	748	D 100	10.392	Ava-	46%	100%	100%	4,780
Frame Shed	1946	128	E 100	780	Ava.	56%	100%	100%	437
Frame Shed	1946	176	E 100	964	Ava-	46%	100%	100%	443
One Storv Frame	2021	384	B 100	9.894	Ava+	95%	100%	100%	9,399
Outbuilding Total									19,029

**Acpt Land** 17,100 **Accepted Bldg** 68,700 **Total** 85,800

Charlotte  
 Name: BRIDGE, WILLIAM  
 BRIDGE, SHARON M

**Valuation Report**

01/31/2024

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Account: 427 Card: 1 of 1

Map/Lot:  
 Location:

006-011  
 MILL RD

Neighborhood 74 MILL RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
24.00	Acres-Rear Land 3	200.00	4,800	100%		4,800	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
Total Acres 125.00			Land Total			48,800	
<b>Accpt Land</b>		48,800	<b>Accepted Bldg</b>		0	<b>Total</b>	48,800

Charlotte  
 Name: MORSE, RAYMOND  
 MORSE, MARIA

**Valuation Report**

01/31/2024

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Account: 428 Card: 1 of 1

Map/Lot:  
 Location:

006-012+012-1  
 2 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 2 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	Acres-Rear Land 1	400.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			16,800

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade B 100	Base		81,398
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		1,599
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,660
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,318
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Good	Typical	87,975
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%		79,178

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	2000	180	B 100	4.638	Good	4.174
Wood Deck	2000	320	B 100	1.714	Good	1.543
Frame Garage	2000	624	B 100	13.242	Good	11.918
1SFr Overhano	2000	72	B 100	1.856	Good	1.670
Outbuilding Total						19,305

**Acpt Land** 16,800 **Accepted Bldg** 98,500 **Total** 115,300

Charlotte  
Name: DULLNIG, ROBERT

**Valuation Report**

01/31/2024

Page 103

Map/Lot:

006-013

Account: 429 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000 90%	Unimproved	4,500	
49.00	Acres-Rear Land 1	400.00	19,600 100%		19,600	
Total Acres 50.00			Land Total		24,100	
<b>Acpt Land</b>		24,100	<b>Accepted Bldg</b>	0	<b>Total</b>	24,100

Charlotte  
 Name: PALMETER, TROY

**Valuation Report**

01/31/2024  
 Page 104  
 006-013-1  
 13 ABIAH LN

Account: 430 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 76 ABIAH LN

Zoning/Use Residential  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500
9.00	Acres-Rear Land 1	400.00	3,600	100%		3,600
Total Acres 10.00			Land Total			8,100

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1980	12X66	D 100	15.886	Poor	20%	25%	100%	794
Outbuilding Total									794
<b>Acpt Land</b>		8,100	<b>Accepted Bldg</b>		800	<b>Total</b>			8,900



Charlotte  
 Name: LEWIS, JAMES  
 LEWIS, SHARON

**Valuation Report**

01/31/2024

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Account: 431 Card: 1 of 1

Map/Lot:  
 Location:

006-015  
 1254 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.20	Acres-Rear Land 1	400.00	880	100%		880
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20			Land Total			16,880

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,344 Sqft	Grade C 100	Base		82,848
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		1,835
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	84,683
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	100%	100%	60,972	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	1975	720	C 100	12.262	Ava.	8,829
Frame Shed	1986	288	E 100	1.394	Ava-	990
Outbuilding Total						9,819

**Acpt Land** 16,900 **Accepted Bldg** 70,800 **Total** 87,700

Charlotte  
 Name: SHERRARD, CALVIN

**Valuation Report**

01/31/2024

Page 106

Map/Lot:

006-016

Account: 432 Card: 1 of 1

Location:

1240 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
25.00	Acres-Rear Land 1	400.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 26.00			Land Total			26,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1987	14X66	C 100	21.824	Ava.	40%	100%	100%	8.730
One Storv Frame	2005	96	C 100	2.028	Ava.	89%	100%	100%	1.805
Wood Deck	2005	36	C 100	269	Ava.	89%	100%	100%	239
Open Frame Porch	2005	189	C 100	1.611	Ava.	89%	100%	100%	1.434
Frame Shed	2007	128	D 100	1.280	Ava.	90%	100%	100%	1.152
Frame Shed	2007	128	D 100	1.280	Ava.	90%	100%	100%	1.152
Outbuilding Total									14,512
<b>Acpt Land</b>		26,000	<b>Accepted Bldg</b>		14,500	<b>Total</b>			40,500

Charlotte  
 Name: O'DONNELL, WILLIAM J

**Valuation Report**

01/31/2024

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Map/Lot:

006-017

Account: 434 Card: 1 of 1

Location:

1210 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
8Mobile Home	1972	8X56	D 100	9.311	Ava-	35%	100%	100%	3.259
One Storv Frame	1972	329	E 100	3.474	Fair	55%	100%	100%	1.911
Open Frame Porch	1972	81	E 100	388	Poor	45%	100%	100%	175
Frame Shed	1972	260	E 100	1.286	Poor	45%	50%	100%	290
Frame Shed	1972	348	E 100	1.624	Ava-	63%	100%	100%	1.023
						Outbuilding Total			6,658
<b>Acpt Land</b>		16,000	<b>Accepted Bldg</b>		6,700	<b>Total</b>		22,700	

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 10/23/2020  
Sale Price 125,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
25.00	Acres-Blueberry	2,000.00	50,000	100%		50,000
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000
4.00	Acres-Rear Land 3	200.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 130.00			Land Total			101,800

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	1,271 Sqft	Grade C 110	Base		83,372
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-16,469
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,194
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		9,067
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,573
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Typical	Typical	Average	Typical	73,349
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		94%	60%	100%
						41,369

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Storage Trailer	2000	2	C 100	2.000	Ava.	Phy 86%	Func 100%	Econ 100%	Rcnld 1,720
Outbuilding Total									1,720

**Acpt Land** 101,800 **Accepted Bldg** 43,100 **Total** 144,900

Charlotte  
 Name: ROWE, DAVID H  
 ROWE, VICKI L

**Valuation Report**

01/31/2024

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Account: 436 Card: 1 of 1

Map/Lot:  
 Location:

006-018-1  
 1257 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
 Sale Date 12/22/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.76	Acres-Rear Land 1	400.00	704	100%		704
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.76			Land Total			16,704

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,092 Sqft	Grade B 100	Base		88,162
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	
1978	0	Typical	Typical	Good	Typical	88,162	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	100%	100%	74,056

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1978	524	B 100	2.710	Good	84%	100%	100%	2.276
Encl Frame Porch	1978	128	B 100	2.517	Good	84%	100%	100%	2.114
Frame Garae	1978	520	C 100	9.328	Ava.	74%	100%	100%	6.903
Outbuilding Total									11,293

**Acpt Land** 16,700 **Accepted Bldg** 85,300 **Total** 102,000

Charlotte  
 Name: ROWE, DAVID H  
 ROWE, VICKI L

**Valuation Report**

01/31/2024  
 Page 110  
 006-018-2  
 AYERS JCT RD

Account: 437 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 12/22/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.50	Acres-Rear Land 1	400.00	2,600	100%		2,600	
Total Acres 6.50					Land Total	2,600	
<b>Acpt Land</b>		2,600	<b>Accepted Bldg</b>		0	<b>Total</b>	2,600

Charlotte  
Name: ATKINSON, STEVE R

**Valuation Report**

01/31/2024  
Page 111  
006-019+020  
MACBROOK RD

Account: 438 Card: 1 of 1  
Map/Lot: Location:

Neighborhood 73 MAC BROOK RD  
Tree Growth 2017  
Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

**Sale Data**  
Sale Date 01/20/2017  
Sale Price 53,000  
Sale Type Land Only  
Financing Unknown  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2 UNFINISHED HOUSE  
Tran/Land/Bldg 2 2 0  
Tree Growth 2027 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
10.00	Acres-Softwood TG	135.00	1,148	100%		1,148
88.00	Acres-Mixed Wood TG	165.00	12,342	100%		12,342
24.00	Acres-Wasteland	120.00	2,880	100%		2,880
Total Acres 124.00			Land Total			26,770

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base		114,713
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-9,702
Rooms	0					0
Bedrooms	0	Add Fixtures	0			0
Baths	0	Half Baths	0	Plumbing		-4,950
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,960	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2021	0	Typical	Typical	Average	Typical	100,061	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		Location		95%	50%	90%	42,776

**Acpt Land** 26,800 **Accepted Bldg** 42,800 **Total** 69,600

Charlotte  
 Name: VINING, KRISTA R  
 MEANS, JOSEPH S. SR.

**Valuation Report**

01/31/2024

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Account: 167 Card: 1 of 1

Map/Lot:  
 Location:

007-001  
 1195 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
 Sale Date 03/30/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Family Member  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.40	Acres-Rear Land 1	400.00	160	100%		160
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			16,160

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Mobil Home	One Story	1,296 Sqft	Grade C 100	Base		76,790
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		-15,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,458
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition	Layout		
1999	0	Typical	Typical	Average	Typical		67,564
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	58,105

<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1999	80	C 100	445	Ava.	86%	100%	100%	383	
Wood Deck	1999	360	C 100	1.565	Ava.	86%	100%	100%	1.346	
Frame Garage	1999	576	C 100	10.150	Ava.	86%	100%	100%	8.729	
Frame Shed	1999	128	E 100	780	Ava.	85%	100%	100%	663	
Outbuilding Total									11,121	

**Acpt Land** 16,200 **Accepted Bldg** 69,200 **Total** 85,400



Charlotte  
 Name: FAULKNER, ROBERT W  
 THEBARGE, JOHN D

**Valuation Report**

01/31/2024

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Account: 168 Card: 1 of 1

Map/Lot:  
 Location:

007-002  
 20 DEER CROSSING RD

Neighborhood 31 DEER CROSSING RD

**Sale Data**

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

Sale Date 05/05/2016  
 Sale Price 16,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 12  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Basemat	5,000.00	5,000	100%	5,000
29.00	Acres-Rear Land 1	400.00	11,600	100%	11,600
Total Acres 30.00			Land Total		16,600

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade E 110	Base	27,826
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	-5,280
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,307
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,475
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	576	Insulation	-475
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	Obsolete	Obsolete	Average	Typical	18,289	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		Services		76%	90%	90%	11,259

**Acpt Land** 16,600 **Accepted Bldg** 11,300 **Total** 27,900

Charlotte  
Name: PORTER, RONALD

**Valuation Report**

01/31/2024

Page 114

Map/Lot:

007-003

Account: 169 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
44.50	Acres-Rear Land 1	400.00	17,800	100%	17,800	
Total Acres 44.50				Land Total	17,800	
	<b>Accpt Land</b>	17,800	<b>Accepted Bldg</b>	0	<b>Total</b>	17,800

Charlotte  
Name: MAHAR, STEVEN K

**Valuation Report**

01/31/2024

Page 115

Map/Lot:

007-003-1

Account: 170 Card: 1 of 1

Location:

1205 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

**Sale Data**

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

Sale Date 11/22/2019  
Sale Price 15,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
8.50	Acres-Rear Land 1	400.00	3,400	100%		3,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.50			Land Total			19,400

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1978	14	X66 B 100	24.800	Good	50%	100%	100%	12.400
Concrete Slab	1978	576	C 100	1.480	Ava.	74%	100%	100%	1.095
One Storv Frame	1978	192	C 100	4.055	Ava.	74%	100%	100%	3.001
Wood Deck	1978	160	C 100	765	Ava.	74%	100%	100%	566
Concrete Slab	1978	1440	C 100	3.701	Ava.	74%	100%	100%	2.739
Outbuilding Total									19,801

**Acpt Land**

19,400

**Accepted Bldg**

19,800

**Total**

39,200

Charlotte  
 Name: MATWEECHA, BRIAN

**Valuation Report**

01/31/2024

Page 116

Map/Lot:

007-004

Location:

NO ROAD

Account: 171 Card: 1 of 1

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 01/30/2023  
 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 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
36.00	Acres-Rear Land 2	300.00	10,800	100%		10,800	
Total Acres 86.00			Land Total		30,800		
<b>Acpt Land</b>		30,800	<b>Accepted Bldg</b>		0	<b>Total</b>	30,800

Charlotte  
Name: JAMES, ASHTON

**Valuation Report**

01/31/2024

Page 117

Map/Lot:

007-005

Account: 172 Card: 1 of 1

Location:

1172 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

**Sale Data**

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

Sale Date 12/30/2020  
Sale Price 30,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
21.00	Acres-Rear Land 1	400.00	8,400	100%		8,400
Total Acres 22.00			Land Total			18,400

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1950	356	D 100	5.677	Ava.	58%	100%	100%	3,293
						Outbuilding Total			3,293

**Acpt Land** 18,400 **Accepted Bldg** 3,300 **Total** 21,700

Charlotte  
 Name: HAWKES, HAROLD  
 HAWKES, JANE

**Valuation Report**

01/31/2024  
 Page 118  
 007-006  
 SHERRARD LN

Account: 173 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 64 SHERRARD LN

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved		4,500
Total Acres 1.00			Land Total				4,500
<b>Acpt Land</b>		4,500	<b>Accepted Bldg</b>		0	<b>Total</b>	4,500

Charlotte  
Name: PORTER, RONALD

**Valuation Report**

01/31/2024

Page 119

Map/Lot:

007-007

Account: 175 Card: 1 of 1

Location:

10 SHERRARD LN

Neighborhood 64 SHERRARD LN

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	10,000.00	9,539	100%		9,539
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.91			Land Total			15,539

Dwelling Description				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	83,827
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	1,966
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	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	
1975	0	Typical	Typical	Below Average	Typical	88,793	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		66%	100%	100%	58,603

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1SFr Overhans	1975	80	C 100	1.690	Ava-	66%	100%	100%	1,115
1SFr Overhans	1975	80	C 100	1.690	Ava-	66%	100%	100%	1,115
Basement Entrv	1975	64	C 100	1.409	Ava-	66%	100%	100%	930
Frame Garaae	1987	576	C 100	10.150	Ava-	66%	100%	100%	6,699
Canopv	1975	128	E 100	772	Ava.	72%	100%	100%	556
Frame Shed	1975	150	E 100	865	Ava.	72%	100%	100%	623
Outbuilding Total									11,038

<b>Acpt Land</b>	15,500	<b>Accepted Bldg</b>	69,600	<b>Total</b>	85,100
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Charlotte  
 Name: HAWKES, HAROLD III  
 HAWKES, JANE

**Valuation Report**

01/31/2024

Page 120

Account: 176 Card: 1 of 1

Map/Lot:  
 Location:

007-008  
 14 SHERRARD LN

Neighborhood 64 SHERRARD LN

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	10,000.00	9,539	100%		9,539
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.91			Land Total			15,539

Dwelling Description				Replacement Cost New	
Mobil Home	One Story	1,248 Sqft	Grade C 100	Base	74,875
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,123
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	63,475
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	53,319	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1995	144	C 100	701	Ava.	84%	100%	100%	589
Open Frame Porch	1995	144	C 100	1.263	Ava.	84%	100%	100%	1.061
2S Frame Garaae	1995	1024	C 100	19.770	Ava.	84%	100%	100%	16.607
Stable w/Loft	1995	576	D 100	7.109	Ava.	83%	100%	100%	5.900
Frame Shed	1995	384	E 100	1.761	Poor	61%	100%	100%	1.074
Outbuilding Total									25,231

<b>Acpt Land</b>	15,500	<b>Accepted Bldg</b>	78,600	<b>Total</b>	94,100
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Charlotte  
 Name: HAWKES, HAROLD III  
 HAWKES, JANE

**Valuation Report**

01/31/2024

Page 121

Map/Lot:

007-009

Account: 177 Card: 1 of 1

Location:

20 SHERRARD LN

Neighborhood 64 SHERRARD LN

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.91	Acres-Homesite (Fract)	10,000.00	9,539	100%		9,539	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.91			Land Total			15,539	
<b>Acpt Land</b>		15,500	<b>Accepted Bldg</b>		0	<b>Total</b>	15,500

Charlotte  
 Name: HAWKES, CHRIS

**Valuation Report**

01/31/2024

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Map/Lot:

007-009-A

Account: 178 Card: 1 of 1

Location:

20 SHERRARD LN

Neighborhood 64 SHERRARD LN

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ	
14Mobile Home	1970	14X70	D 100	19.500	Ava.	40%	100%	100%	7.800	
Concrete Slab	1970	980	D 100	2.066	Ava.	69%	100%	100%	1.426	
Frame Shed	1970	192	D 100	1.683	Ava.	69%	100%	100%	1.161	
<b>Outbuilding Total</b>									<b>10,387</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			10,400	<b>Total</b>		10,400

Neighborhood 64 SHERRARD LN

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	10,000.00	9,539	100%		9,539
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.91			Land Total			15,539

Dwelling Description				Replacement Cost New		
Ranch	One Story	864 Sqft	Grade C 100	Base		62,688
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	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		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	62,688
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	50,150	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Basement Entrv	1988	25	C 100	1.010	Ava.	80%	100%	100%	808
Wood Deck	1988	48	C 100	317	Ava.	80%	100%	100%	254
Wood Deck	1988	48	C 100	317	Ava.	80%	100%	100%	254
Outbuilding Total									1,316

<b>Acpt Land</b>	15,500	<b>Accepted Bldg</b>	51,500	<b>Total</b>	67,000
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Neighborhood 64 SHERRARD LN

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
8.90	Acres-Rear Land 1	400.00	3,560	100%		3,560
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.90						Land Total 19,560

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	672 Sqft	Grade C 110	Base		81,718
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		-1,325
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-3,326
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,300
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,247
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1940	2009	Typical	Typical	Good	Typical		81,614
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	73%	100%	100%	59,578		

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
One Storv Frame	2009	288	C 110	6.691	Good	73%	100%	100%	4.884	
Basement Entrv	2009	48	C 110	1.371	Good	73%	100%	100%	1.001	
Wood Deck	2009	64	C 110	419	Good	73%	100%	100%	306	
2S Frame Garaae	2009	1400	B 100	31.766	Ava.	91%	100%	100%	28.907	
Frame Shed	2009	728	E 100	3.078	Ava.	91%	100%	100%	2.801	
Outbuilding Total									37,899	

<b>Acpt Land</b>	19,600	<b>Accepted Bldg</b>	97,500	<b>Total</b>	117,100
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Charlotte  
 Name: MAXWELL, KEVIN

**Valuation Report**

01/31/2024

Page 125

Map/Lot:

007-012

Account: 181 Card: 1 of 2

Location:

8 PHILLIPS WAY

Neighborhood 54 PHILLIPS WAY

**Sale Data**

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Gravel

Sale Date 01/29/2021  
 Sale Price 99,990  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$250F-Round Pond	250.00	25,000	100%		25,000
500 X 200	\$250F-Round Pond	250.00	125,000	50%	Excess Frt	62,500
900 X 200	\$250F-Round Pond	250.00	225,000	10%	Topography	22,500
900 X 200	\$250F-Round Pond	250.00	225,000	10%	Topography	22,500
500 X 200	\$250F-Round Pond	250.00	125,000	10%	Topography	12,500
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000
Total Acres 113.32			Land Total			180,000

**Acpt Land** 180,000 **Accepted Bldg** 0 **Total** 180,000

Charlotte  
Name: MAXWELL, KEVIN

### Valuation Report

01/31/2024

Page 126

Map/Lot:

007-012

Location:

8 PHILIPS WAY

Account: 181 Card: 2 of 2

Neighborhood 54 PHILLIPS WAY

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**Sale Data**

Sale Date 01/29/2021  
Sale Price 99,990  
Sale Type Land Only  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

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		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
21.65	Acres-Rear Land 3	200.00	4,330	100%		4,330	
Total Acres 21.65					Land Total	4,330	
<b>Acpt Land</b>		4,300	<b>Accepted Bldg</b>	0	<b>Total</b>	4,300	

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Charlotte  
Name: MAXWELL, KEVIN

**Valuation Report**

01/31/2024  
Page 127  
007-012  
8 PHILIPS WAY

Account: 181

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	180,000	0	180,000	180,000	0	180,000
2	4,300	0	4,300	4,300	0	4,300
<b>TOTAL</b>	184,300	0	184,300	184,300	0	184,300

Neighborhood 69 SWAN PL

Zoning/Use Shorefront  
Topography Below Street  
Utilities Lake/PondSeptic System  
Street Gravel

**Sale Data**  
Sale Date 10/18/2016  
Sale Price 60,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Buyer  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
145 X 090	\$250F-Round Pond	250.00	24,317	100%		24,317
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 0.30						Land Total 28,817

Dwelling Description				Replacement Cost New	
Conventional	One Story	864 Sqft	Grade D 110	Base	56,545
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	-1,243
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,860
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	-1,169
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Average	Typical	49,273
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	29,564	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1950	54	D 110	1.179	Ava.	60%	100%	100%		707
Outbuilding Total										707

**Acpt Land** 28,800 **Accepted Bldg** 30,300 **Total** 59,100



Charlotte  
Name: MOFFATT, DAVID

**Valuation Report**

01/31/2024

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Map/Lot:

007-014

Account: 183 Card: 1 of 1

Location:

83 SHERRARD LN

Neighborhood 64 SHERRARD LN

Zoning/Use Rural  
Topography Below Street  
Utilities Dug WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$250F-Round Pond	250.00	25,000	100%		25,000
300 X 200	\$250F-Round Pond	250.00	75,000	50%	Excess Frt	37,500
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.80	Acres-Rear Land 1	400.00	720	100%		720
Total Acres 3.64			Land Total			68,020

Dwelling Description				Replacement Cost New	
Conventional	One Story	789 Sqft	Grade B 100	Base	69,005
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	-14,148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,888
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	-866
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2015	Typical	Typical	Good	Typical	51,103
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	40,371	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1960	336	B 100	8.657	Good	79%	100%	100%	6,839
1SFr Overhand	1960	78	B 100	2.009	Good	79%	100%	100%	1,587
Wood Deck	1960	240	B 100	1.324	Ava+	71%	100%	100%	940
Frame Shed	1960	276	B 100	3.288	Good	79%	100%	100%	2,598
Wood Deck	1960	192	B 100	1.089	Ava+	71%	100%	100%	773
Outbuilding Total									12,737

<b>Acpt Land</b>	68,000	<b>Accepted Bldg</b>	53,100	<b>Total</b>	121,100
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Neighborhood 64 SHERRARD LN

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00					Land Total	16,400

Dwelling Description				Replacement Cost New	
Conventional	One Story	704 Sqft	Grade C 100	Base	55,968
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% Floor/Wall	Cooling	0% None	Heat	-2,112
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,750
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	57,606
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	95%	100%	42,686	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Story Frame	1983	448	C 100	9.462	Ava.	7.011
Wood Deck	1983	405	C 100	1.745	Ava.	1.293
Frame Garage	1983	336	D 100	5.436	Ava.	4.240
Frame Shed	2015	168	D 100	1.532	Ava.	1.440
Outbuilding Total						13,984

<b>Acpt Land</b>	16,400	<b>Accepted Bldg</b>	56,700	<b>Total</b>	73,100
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Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 11/16/2012  
Sale Price 89,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
14.30	Acres-Rear Land 1	400.00	5,720	100%		5,720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.30			Land Total			21,720

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base		71,841
Exterior	Stucco	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-1,118
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,376
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,750
Insulation	Minimal			Insulation		-907
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1910	1974	Typical	Typical	Good	Typical	74,942	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	52,459

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1910	384	C 100	8.110	Good	70%	100%	100%	5.677	
Frame Garage	1910	864	C 100	14.375	Good	70%	100%	100%	10.062	
Open Frame Porch	1910	144	C 100	1.263	Good	70%	100%	100%	884	
Outbuilding Total									16,623	

**Acpt Land** 21,700 **Accepted Bldg** 69,100 **Total** 90,800

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 08/08/2017  
Sale Price 69,900  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
15.00	Acres-Rear Land 1	400.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.00			Land Total			22,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	624 Sqft	Grade C 100	Base		74,703
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		-1,162
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	73,541
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	47,802	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1960	204	C 100	4.308	Ava.	2.800
Unfin Basement	1960	204	C 100	3.627	Ava.	2.358
Open Frame Porch	1960	152	C 100	1.325	Ava.	861
Wood Deck	1960	372	C 100	1.613	Ava.	1.048
Stable w/Loft	1960	625	D 100	7.527	Ava.	4.817
Frame Shed	1960	350	D 100	2.675	Ava.	1.712
Frame Shed	1960	150	D 100	1.419	Ava.	908
Outbuilding Total						14,504

<b>Acpt Land</b>	22,000	<b>Accepted Bldg</b>	62,300	<b>Total</b>	84,300
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Charlotte  
 Name: NUTTALL, DAVID  
 NUTTALL, BARBARA

**Valuation Report**

01/31/2024

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Account: 188 Card: 1 of 1

Map/Lot:  
 Location:

007-018  
 1149 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 2 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.40	Acres-Rear Land 1	400.00	160	100%		160
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 16,160

Dwelling Description				Replacement Cost New		
Ranch	One Story	600 Sqft	Grade C 100	Base		51,600
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		819
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1975	0	Typical	Typical	Good	Typical		52,419
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	83%	100%	100%			43,508

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storv Frame	1975	320	C 100	6.758	Good	83%	100%	100%	5.609	
One Storv Frame	1975	360	C 100	7.603	Good	83%	100%	100%	6.310	
One Storv Frame	1975	569	C 100	12.017	Good	83%	100%	100%	9.974	
Encl Frame Porch	1975	64	C 100	1.409	Good	83%	100%	100%	1.169	
Frame Garage	1975	560	C 100	9.915	Good	83%	100%	100%	8.229	
Frame Shed	1975	350	D 100	2.675	Ava.	72%	100%	100%	1.926	
Frame Shed	1975	288	E 100	1.394	Ava.	72%	100%	100%	1.004	
Frame Shed	1975	64	E 100	536	Ava.	72%	100%	100%	386	
Outbuilding Total									34,607	

**Acpt Land** 16,200 **Accepted Bldg** 78,100 **Total** 94,300

Charlotte  
 Name: NUTTALL, DAVID  
 NUTTALL, BARBARA  
 Account: 189 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 134  
 Map/Lot: 007-018-1  
 Location: AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.70	Acres-Rear Land 1	400.00	7,480	100%		7,480
Total Acres 18.70				Land Total		7,480
<b>Acpt Land</b>		7,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						7,500

Charlotte  
 Name: ROGERS, REBECCA M  
 MENDEZ, JOYCE E

**Valuation Report**

01/31/2024  
 Page 135  
 007-019  
 AYERS JCT RD

Account: 190 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 03/07/2017  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
17.00	Acres-Rear Land 1	400.00	6,800	100%		6,800	
Total Acres 18.00			Land Total		15,800		
<b>Acpt Land</b>		15,800	<b>Accepted Bldg</b>		0	<b>Total</b>	15,800

Charlotte  
Name: CHARLOTTE, TOWN OF

**Valuation Report**

01/31/2024

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Map/Lot:

007-020

Account: 191 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 99

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.98	Acres-Rear Land 1	400.00	792	100%		792	
Total Acres 1.98				Land Total		792	
<b>Acpt Land</b>		800	<b>Accepted Bldg</b>		0	<b>Total</b>	800



Charlotte  
 Name: CARLISLE, WAYNE

**Valuation Report**

01/31/2024

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Map/Lot:

007-021

Account: 192 Card: 1 of 1

Location:

1127 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential  
 Topography Rolling  
 Utilities Drilled Well/Dug Well  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.40	Acres-Rear Land 1	400.00	960	100%		960
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.40			Land Total			16,960
<b>Accpt Land</b>		17,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						17,000

Charlotte  
 Name: EDGERLY, LISA  
 EDGERLY, RUSSELL

**Valuation Report**

01/31/2024

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Account: 193 Card: 1 of 1

Map/Lot:  
 Location:

007-021-A  
 1127 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2004	16X72	C 100	26.701	Ava.	51%	100%	100%	13,618
<b>Outbuilding Total</b>									<b>13,618</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		13,600	<b>Total</b>		13,600

Charlotte  
Name: VEADER, PETER

**Valuation Report**

01/31/2024

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Map/Lot:

007-022

Account: 194 Card: 1 of 1

Location:

1109 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
30.00	Acres-Rear Land 1	400.00	12,000	100%		12,000	
Total Acres 31.00					Land Total	16,500	
<b>Acpt Land</b>		16,500	<b>Accepted Bldg</b>		0	<b>Total</b>	16,500

Charlotte  
 Name: BAKER, RICHARD  
 BAKER, ELIZABETH

**Valuation Report**

01/31/2024

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Account: 195 Card: 1 of 1

Map/Lot:  
 Location:

007-022-1  
 1107 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
4.00	Acres-Rear Land 1	400.00	1,600	100%		1,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00			Land Total			17,600

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,116 Sqft	Grade C 100	Base		108,443
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		-2,441
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		4,500
Attic	Floor & Stairs			Attic		2,424
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,009
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	110,917
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	100%	52,686	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1900	459	C 100	9.694	Ava.	4.605
Unfin Basement	1900	459	C 100	4.798	Ava.	2.279
Frame Shed	1900	336	C 100	3.155	Ava.	1.499
Unfin Basement	1900	336	C 100	4.233	Ava.	2.010
Patio	1900	342	E 100	746	Poor	149
Frame Shed	1900	240	E 100	1.210	Ava.	605
Outbuilding Total						11,147

<b>Acpt Land</b>	17,600	<b>Accepted Bldg</b>	63,800	<b>Total</b>	81,400
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Charlotte  
Name: CHARLOTTE,TOWN OF

**Valuation Report**

01/31/2024

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Map/Lot:

007-023

Account: 196 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
114.00	Acres-Rear Land 1	400.00	45,600	100%		45,600
Total Acres 114.00					Land Total	45,600
	<b>Acpt Land</b>	45,600	<b>Accepted Bldg</b>	0	<b>Total</b>	45,600

Neighborhood 16 AYERS JCT RD

Zoning/Use Town of Charlotte  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 59

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Homesite (Fract)	10,000.00	13,038	100%		13,038
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70					Land Total	19,038

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2001	120	D 100	1.230	Ava.	87%	100%	100%	1.070
Asph Pavina /00	2001	129	C 100	11.979	Ava.	87%	100%	100%	10.422
Fire Department	2001	3000	B 100	170.068	Good	90%	100%	100%	153.061
<b>Outbuilding Total</b>									<b>164,553</b>
<b>Acpt Land</b>		19,000	<b>Accepted Bldg</b>		164,600	<b>Total</b>			183,600

Charlotte  
Name: SAWYER, EDWARD

**Valuation Report**

01/31/2024

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Map/Lot:

007-024

Account: 198 Card: 1 of 1

Location:

1098 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 16,400

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	391 Sqft	Grade C 100	Base		60,807
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
1950	0	Typical	Typical	Average	Typical	60,807
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	60%	90%	100%	32,836	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1950	216	C 100	4.562	Ava.	Phy 60%	Func 90%	Econ 100%	2.463
Unfin Basement	1950	216	C 100	3.682	Ava.	60%	90%	100%	1.988
2S Frame Garaae	1995	736	C 100	14.969	Ava.	60%	90%	100%	8.083
Outbuilding Total									12,534

<b>Acpt Land</b>	16,400	<b>Accepted Bldg</b>	45,400	<b>Total</b>	61,800
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Charlotte  
 Name: CHARLOTTE BAPTIST CHURCH

**Valuation Report**

01/31/2024

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Map/Lot:

007-025

Account: 199 Card: 1 of 1

Location:

1096 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Level  
 Utilities Septic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 71

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	10,000.00	8,944	100%		8,944
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.80					Land Total	11,944

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1946	88	C 100	1.654	Ava.	56%	100%	100%	926
Open Frame Porch	1946	55	C 100	575	Ava.	56%	100%	100%	322
Church	1946	1978	C 100	108.256	Ava.	56%	100%	100%	60.623
<b>Outbuilding Total</b>									<b>61,871</b>
<b>Acpt Land</b>		11,900	<b>Accepted Bldg</b>		61,900	<b>Total</b>			<b>73,800</b>



Charlotte  
 Name: CHARLOTTE,TOWN OF

**Valuation Report**

01/31/2024

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Map/Lot:

007-026

Account: 200 Card: 1 of 1

Location:

1094 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Town of Charlotte  
 Topography Level  
 Utilities Drilled Well  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 89

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		Land Description		Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit					
0.20	Acres-Rear Land 1	400.00		80	100%		80
Total Acres 0.20						Land Total	80

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1950	1080	C 100	17.544	Ava.	58%	100%	100%	10,176
Outbuilding Total								10,176	
<b>Acpt Land</b>		100	<b>Accepted Bldg</b>		10,200	<b>Total</b>		10,300	

Charlotte  
 Name: CHARLOTTE TOWN HALL

**Valuation Report**

01/31/2024

Page 146

Map/Lot:

007-027

Account: 201 Card: 1 of 1

Location:

1092 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Town of Charlotte  
 Topography Level  
 Utilities Septic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 58

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	10,000.00	4,472	100%		4,472
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.20			Land Total			7,472

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storr Frame	2000	416	C 100	8.786	Ava.	86%	100%	100%	7.556
Two Storr Frame	1920	1118	D 100	28.658	Good	70%	100%	100%	20.061
Outbuilding Total									27,617
<b>Acpt Land</b>		7,500	<b>Accepted Bldg</b>		27,600	<b>Total</b>		35,100	

Charlotte  
Name: DUNBRACK, VERNON

**Valuation Report**

01/31/2024

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Map/Lot:

007-028

Account: 202 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
0.37	Acres-Baselot	5,000.00	1,850 90%	Unimproved		1,665
Total Acres 0.37				Land Total		1,665
<b>Acpt Land</b>		1,700	<b>Accepted Bldg</b>	0	<b>Total</b>	1,700

Charlotte  
 Name: CARTER, KENNETH

**Valuation Report**

01/31/2024

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Map/Lot:

007-029

Account: 204 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
7.00	Acres-Rear Land 1	400.00	2,800	100%		2,800	
Total Acres 8.00			Land Total		7,300		
<b>Acpt Land</b>		7,300	<b>Accepted Bldg</b>		0	<b>Total</b> 7,300	

Neighborhood 66 SMITH RIDGE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 2 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
3.00	Acres-Rear Land 1	400.00	1,200	100%		1,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			17,200

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,064 Sqft	Grade B 100	Base		123,153
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		3,660
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,556
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
2000	0	Typical	Typical	Good	Typical		129,369
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	90%	100%	100%			116,432

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storv Frame	2000	19	B 100	489	Good	90%	100%	100%	440	
Two Storv Frame	2000	48	B 100	1.830	Good	90%	100%	100%	1.647	
2S Frame Garaae	1997	768	B 100	18.914	Good	90%	100%	100%	17.023	
Finished Attic	1997	768	B 100	11.580	Good	90%	100%	100%	10.422	
Wood Deck	1997	256	B 100	1.402	Good	90%	100%	100%	1.262	
Frame Garaae	2001	1392	D 110	19.953	Ava.	87%	100%	100%	17.359	
Plumbina Fixture	2001	3	D 110	2.706	Ava.	87%	100%	100%	2.354	
Frame Shed	2021	384	B 100	4.297	Ava+	95%	100%	100%	4.082	
Outbuilding Total									54,589	

<b>Acpt Land</b>	17,200	<b>Accepted Bldg</b>	171,000	<b>Total</b>	188,200
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Charlotte  
Name: CARTER, PAMELA

**Valuation Report**

01/31/2024

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Account: 205 Card: 1 of 1

Map/Lot:  
Location:

007-029-2  
SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
Total Acres 2.00			Land Total			4,900	
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	4,900

Charlotte  
Name: CARTER, KENNETH

**Valuation Report**

01/31/2024

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Map/Lot:

007-029-3

Account: 206 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Rear Land 1	400.00	800	100%		800	
Total Acres 2.00				Land Total		800	
<b>Acpt Land</b>		800	<b>Accepted Bldg</b>		0	<b>Total</b>	800

Charlotte  
 Name: DUNBRACK, VERNON

**Valuation Report**

01/31/2024

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Map/Lot:

007-029-4

Account: 207 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
Total Acres 2.00			Land Total			4,900	
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	4,900



Charlotte  
Name: GREENHALGH, MICHAEL

**Valuation Report**

01/31/2024

Page 153

Map/Lot:

007-029-5

Account: 208 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
Total Acres 2.00			Land Total			4,900	
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	4,900

Charlotte  
Name: CARTER, KENNETH

**Valuation Report**

01/31/2024

Page 154

Map/Lot:

007-030

Account: 209 Card: 1 of 1

Location:

53 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.91	Acres-Baselot	5,000.00	4,550 90%	Unimproved	4,095	
Total Acres 0.91			Land Total		4,095	
<b>Acpt Land</b>		4,100	<b>Accepted Bldg</b>	0	<b>Total</b>	4,100

Charlotte  
 Name: CHARLOTTE, TOWN OF  
 TOWN DUMP

**Valuation Report**

01/31/2024

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Account: 210 Card: 1 of 1

Map/Lot:  
 Location:

007-031  
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
3.00	Acres-Rear Land 1	400.00	1,200	100%		1,200	
Total Acres 4.00			Land Total			5,700	
<b>Acpt Land</b>		5,700	<b>Accepted Bldg</b>		0	<b>Total</b>	5,700

Charlotte  
Name: WOOD, TABITHA R

**Valuation Report**

01/31/2024

Page 156

Map/Lot:

007-032

Account: 211 Card: 1 of 1

Location:

52 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

**Sale Data**

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

Sale Date 01/13/2022  
Sale Price 40,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
3.30	Acres-Rear Land 1	400.00	1,320	100%		1,320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.30			Land Total			17,320

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10Mobile Home	1960	10X53	D 100	11.159	Poor	20%	100%	100%	2,232
One Storv Frame	1960	96	E 100	1.014	Poor	37%	100%	100%	375
One Storv Frame	1960	132	E 100	1.394	Poor	37%	100%	100%	516
Wood Deck	1960	240	E 100	542	Poor	37%	100%	100%	201
One Storv Frame	1960	336	E 100	3.548	Poor	37%	100%	100%	1,313
Frame Shed	1960	167	E 100	930	Poor	37%	100%	100%	344
Frame Shed	1960	392	E 100	1.792	Poor	37%	100%	100%	663
A-Roof	1960	530	D 100	922	Poor	37%	100%	100%	341
Outbuilding Total									5,985

**Accpt Land**

17,300

**Accepted Bldg**

6,000 **Total**

23,300

Account: 212 Card: 1 of 1

Neighborhood 57 RICE RD

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

**Sale Data**  
Sale Date 02/07/2020  
Sale Price 85,000  
Sale Type Land & Buildings  
Financing Cash Sale  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.92	Acres-Rear Land 1	400.00	1,168	100%		1,168
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.92					Land Total	17,168

Dwelling Description				Replacement Cost New		
Mobil Home	One Story	1,344 Sqft	Grade B 100	Base		96,021
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,845
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1999	0	Typical	Typical	Average	Typical		103,356
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	86%	100%	100%			88,886

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1999	400	B 100	2.104	Ava.	86%	100%	100%	1.809
Encl Frame Porch	1999	152	B 100	2.816	Ava.	86%	100%	100%	2.422
Open Frame Porch	1999	133	B 100	1.437	Ava.	86%	100%	100%	1.236
Frame Garage	1999	750	B 100	15.496	Ava.	86%	100%	100%	13.327
Frame Shed	1999	64	B 100	1.307	Ava.	86%	100%	100%	1.124
Open Frame Porch	1999	16	B 100	334	Ava.	86%	100%	100%	287
Frame Shed	1999	64	E 100	536	Poor	63%	50%	100%	169
Outbuilding Total									20,374

<b>Acpt Land</b>	17,200	<b>Accepted Bldg</b>	109,300	<b>Total</b>	126,500
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Neighborhood 66 SMITH RIDGE RD

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

**Sale Data**  
Sale Date 08/13/2012  
Sale Price 170,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
4.50	Acres-Rear Land 1	400.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.50						Land Total 17,800

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	1,908 Sqft	Grade B 100	Base		129,974
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-9,545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,177
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		9,150
Attic	3/4 Finished			Attic		24,919
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,619
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2000	0	Typical	Typical	Average	Typical		160,294
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		87%	100%	100%	139,456

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garae	2000	252	B 100	6.584	Ava.	87%	100%	100%	5.728
Finished Attic	2000	552	B 100	9.867	Ava.	87%	100%	100%	8.584
Wood Deck	2000	677	B 100	3.456	Ava.	87%	100%	100%	3.007
Open Frame Porch	2000	266	B 100	2.691	Ava.	87%	100%	100%	2.341
Open Frame Porch	2000	175	B 100	1.834	Ava.	87%	100%	100%	1.596
Basement Entrv	2000	30	B 100	1.296	Ava.	87%	100%	100%	1.128
Frame Garae	1976	520	D 100	7.649	Good	83%	100%	100%	6.349
Outbuilding Total									28,733

<b>Acpt Land</b>	17,800	<b>Accepted Bldg</b>	168,200	<b>Total</b>	186,000
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Charlotte  
 Name: WILLIAMS, EDWIN  
 WILLIAMS, SALLY

**Valuation Report**

01/31/2024

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Account: 214 Card: 1 of 1

Map/Lot:  
 Location:

007-034  
 12 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	Acres-Rear Land 1	400.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			16,800

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1983	14X55	C 100	18.920	Ava.	40%	100%	100%	7.568
One Storv Frame	1983	770	D 100	13.335	Ava.	76%	100%	100%	10.135
One Storv Frame	1995	316	D 100	5.473	Ava.	83%	90%	100%	4.089
Frame Shed	1983	324	D 100	2.512	Ava.	76%	100%	100%	1.909
Frame Shed	1983	128	E 100	780	Poor	52%	100%	100%	406
Frame Shed	1983	144	E 100	842	Poor	52%	100%	100%	438
Outbuilding Total									24,545
<b>Acpt Land</b>		16,800	<b>Accepted Bldg</b>		24,500	<b>Total</b>		41,300	

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 02/21/2020  
Sale Price 70,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			16,400

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	408 Sqft	Grade C 100	Base		59,209
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		-1,273
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		835
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Good	Typical	58,771
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	95%	100%	39,083	

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Frame Shed	1920	928	C 100	7.689	Ava.	3.844
Unfinished Attic	1920	288	C 100	1.432	Ava.	716
One Storv Frame	1920	402	C 100	8.490	Good	5.646
Encl Frame Porch	1920	240	C 100	3.208	Good	2.134
Outbuilding Total						12,340

<b>Acpt Land</b>	16,400	<b>Accepted Bldg</b>	51,400	<b>Total</b>	67,800
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Charlotte  
 Name: WILLIAMS, EDWIN  
 WILLIAMS, SALLY

**Valuation Report**

01/31/2024

Page 161

Account: 223 Card: 1 of 1

Map/Lot:  
 Location:

007-035-11  
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
14.00	Acres-Rear Land 2	300.00	4,200	100%		4,200	
Total Acres 64.00			Land Total		24,200		
<b>Acpt Land</b>		24,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						24,200	

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 01/31/2013  
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 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
5.00	Acres-Rear Land 1	400.00	2,000	100%		2,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	90%	View/Envir	2,700
Total Acres 6.00			Land Total			17,700

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Ranch	One Story	1,040 Sqft	Grade C 100	Base		70,080
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		1,420
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
1980	0	Typical	Typical	Average				71,500
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None			76%	100%	100%	54,340	

<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1980	240	D 100	1.984	Ava-	68%	100%	100%	1.349	
Frame Shed	2021	200	B 100	2.578	Good	95%	100%	100%	2.449	
Outbuilding Total									3,798	

**Acpt Land** 17,700 **Accepted Bldg** 58,100 **Total** 75,800

Charlotte  
Name: VINING, MAYNARD

**Valuation Report**

01/31/2024

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Account: 216 Card: 1 of 1

Map/Lot:  
Location:

007-035-2  
AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.80	Acres-Rear Land 1	400.00	720	100%		720	
Total Acres 1.80				Land Total		720	
<b>Acpt Land</b>		700	<b>Accepted Bldg</b>		0	<b>Total</b>	700

Charlotte  
 Name: SEELEY, STEPHEN  
 SEELEY, SONYA

**Valuation Report**

01/31/2024

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Account: 217 Card: 1 of 1

Map/Lot:  
 Location:

007-035-3  
 1078 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			16,400

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1988	14X66	B 100	24.800	Good	50%	100%	100%	12.400
Wood Deck	1988	42	C 100	293	Ava.	79%	100%	100%	231
Wood Deck	2020	112	C 100	573	Ava.	95%	100%	100%	544
Frame Shed	1960	156	E 100	888	Poor	37%	100%	100%	329
Concrete Slab	1988	924	C 100	2.375	Ava.	79%	100%	100%	1.876
Frame Shed	2020	200	A 100	3.170	Exc.	95%	100%	100%	3.012
Outbuilding Total									18,392
<b>Acpt Land</b>		16,400	<b>Accepted Bldg</b>		18,400	<b>Total</b>		34,800	

Charlotte  
Name: REARDON, LUCAS

**Valuation Report**

01/31/2024

Page 165

Map/Lot:

007-035-4

Account: 218 Card: 1 of 1

Location:

42 RICE RD

Neighborhood 57 RICE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 12

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500
4.85	Acres-Rear Land 1	400.00	1,940	100%		1,940
Total Acres 5.85			Land Total			6,440

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1996	256	E 100	1.271	Poor	61%	50%	100%	388	
							Outbuilding Total			388
<b>Acpt Land</b>		6,400	<b>Accepted Bldg</b>		400	<b>Total</b>			6,800	

Charlotte  
 Name: REARDON, LUCAS

**Valuation Report**

01/31/2024

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Account: 219 Card: 1 of 1

Map/Lot:  
 Location:

007-035-5  
 RICE RD

Neighborhood 57 RICE RD

Sale Data	
Sale Date	01/03/2022
Sale Price	2,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
Total Acres 2.00			Land Total		4,900		
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	4,900

Charlotte  
 Name: WILLIAMS, EDWIN  
 WILLIAMS, SALLY

**Valuation Report**

01/31/2024

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Account: 220 Card: 1 of 1

Map/Lot:  
 Location:

007-035-6  
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
7.70	Acres-Rear Land 2	300.00	2,310	100%		2,310
Total Acres 57.70			Land Total			22,310
<b>Acpt Land</b>		22,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						22,300

Charlotte  
 Name: GOWER, JAMEY L  
 GOWER, JESSICA E

**Valuation Report**

01/31/2024  
 Page 168  
 007-035-7  
 AYERS JCT RD

Account: 480 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
25.00	Acres-Rear Land 1	400.00	10,000	100%		10,000	
Total Acres 26.00			Land Total			14,500	
<b>Acpt Land</b>		14,500	<b>Accepted Bldg</b>		0	<b>Total</b>	14,500



Charlotte  
 Name: MCGUIRE, MARK JR  
 MCGUIRE, NATALIE

**Valuation Report**

01/31/2024

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Account: 221 Card: 1 of 1

Map/Lot:  
 Location:

007-035-8+049  
 1036 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data	
Sale Date	10/13/2022
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	Acres-Rear Land 1	400.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			16,800

Dwelling Description				Replacement Cost New	
Split Level	One Story	1,056 Sqft	Grade B 100	Base	90,633
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1056 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,939
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,759
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,490
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,449
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Good	Typical	113,270
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		84%	100%	100%
						<b>Value(Rcnld)</b>
						95,147

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	1979	288	B 100	3.400	Good	2.856
Wood Deck	1979	288	B 100	1.558	Good	1.309
2S Frame Garaae	1979	896	B 100	21.516	Good	18.073
Outbuilding Total						22,238

<b>Acpt Land</b>	16,800	<b>Accepted Bldg</b>	117,400	<b>Total</b>	134,200
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Charlotte  
 Name: BERTHIAUME, WAYNE M  
 BERTHIAUME, DINA L

**Valuation Report**

01/31/2024  
 Page 170  
 007-035-9  
 HALEY RD

Account: 222 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 37 HALEY RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

**Sale Data**  
 Sale Date 06/07/2018  
 Sale Price 850  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
Total Acres 2.00			Land Total			4,900	
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	4,900

Charlotte  
 Name: FORT, BRANDON J  
 FORT, CHRISTINA L

**Valuation Report**

01/31/2024

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Account: 224 Card: 1 of 1

Map/Lot:  
 Location:

007-036  
 20 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

**Sale Data**  
 Sale Date 12/23/2019  
 Sale Price 269,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2 CHECK BUILDINGS  
 Tran/Land/Bldg 2 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.70	Acres-Rear Land 1	400.00	280	100%		280
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70			Land Total			16,280

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	1,700 Sqft	Grade C 100	Base		133,008
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		-1,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,481
Rooms	6					
Bedrooms	1	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>	
1794	2007	Typical	Typical	Good	Typical		136,714
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	70%	100%	100%		95,700	

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Ouonset Shed	1794	800	C 100	5.600	Good	70%	100%	100%	3.920
Unfin Basement	1794	800	C 100	6.363	Good	70%	100%	100%	4.454
Open Frame Porch	1794	192	C 100	1.634	Good	70%	100%	100%	1.144
Open Frame Porch	1794	60	C 100	614	Good	70%	100%	100%	430
Patio	1794	192	C 100	893	Good	70%	100%	100%	625
Wood Deck	1794	44	C 100	301	Good	70%	100%	100%	211
Frame Shed	1794	110	C 100	1.424	Ava.	50%	100%	100%	712
Frame Shed	1794	176	C 100	1.929	Ava-	40%	100%	100%	772
Outbuilding Total									12,268

**Acpt Land** 16,300 **Accepted Bldg** 108,000 **Total** 124,300

Charlotte

**Valuation Report**

01/31/2024

Name: FORT, BRANDON J

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FORT, CHRISTINA L

Map/Lot:

007-036

Account: 224 Card: 1 of 1

Location:

20 CHARLOTTE RD

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Charlotte  
Name: FARRAR, NATHAN

**Valuation Report**

01/31/2024

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Account: 225 Card: 1 of 1

Map/Lot:  
Location:

007-036-1  
19 FISHER POND RD

Neighborhood 34 FISHER POND RD

Zoning/Use Residential  
Topography Below Street  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

Dwelling Description				Replacement Cost New	
Log Home	One & 1/2 Story	816 Sqft	Grade C 100	Base	82,514
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	-3,672
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	-826
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2000	0	Typical	Typical	Below Average	Typical	78,016	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	63,193

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2000	204	C 100	1.727	Ava-	81%	100%	100%	1,399
Encl Frame Porch	2000	100	D 100	1.457	Ava-	80%	100%	100%	1,166
Wood Deck	2000	80	E 100	222	Fair	74%	100%	100%	164
Outbuilding Total									2,729

**Acpt Land** 16,000 **Accepted Bldg** 65,900 **Total** 81,900

Charlotte  
 Name: FARRAR, STEPHEN  
 FARRAR, PAULA

**Valuation Report**

01/31/2024

Page 174

Account: 226 Card: 1 of 1

Map/Lot:  
 Location:

007-036-2  
 31 FISHER POUND RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Commercial  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Right-Of-Way

Reference 1  
 Reference 2 BLDG INCOMPLETE  
 Tran/Land/Bldg 2 0 13  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
34.89	Acres-Rear Land 1	400.00	13,956	100%		13,956
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 35.89			Land Total			29,956

Dwelling Description				Replacement Cost New	
Other	One Story	504 Sqft	Grade D 100	Base	39,006
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	-7,319
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,240
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	Typical	Typical	Average	Typical	30,447
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	95%	90%	100%	26,032	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	2020	192	D 100	2.228	Ava.	95%	95%	100%	2.011
2S Frame Garage	2020	768	C 100	15.503	Ava.	95%	100%	100%	14.728
Finished Attic	2020	512	D 100	6.419	Ava.	95%	95%	100%	5.793
Encl Frame Porch	2020	112	D 100	1.558	Ava.	95%	100%	100%	1.480
Frame Shed	2021	240	C 100	2.419	Ava.	95%	100%	100%	2.298
Frame Shed	2021	128	C 100	1.561	Ava.	95%	100%	100%	1.483
Outbuilding Total									27,793

**Acpt Land** 30,000 **Accepted Bldg** 53,800 **Total** 83,800

Charlotte  
Name: FARRAR, STEPHEN  
FARRAR, PAULA

**Valuation Report**

01/31/2024

Page 175

Map/Lot:

007-036-2

Account: 226 Card: 1 of 1

Location:

31 FISHER POUND RD



Charlotte  
 Name: COMEAU, ROBERT JR  
 COMEAU, PAM

**Valuation Report**

01/31/2024

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Account: 505 Card: 1 of 1

Map/Lot:  
 Location:

007-036-3  
 14 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data	
Sale Date	07/01/2021
Sale Price	305,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 13  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
4.30	Acres-Rear Land 1	400.00	1,720	100%		1,720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.30			Land Total			17,720

Dwelling Description				Replacement Cost New	
Contemporary	One & 3/4 Story	1,906 Sqft	Grade A 100	Base	238,080
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-30,530
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	6,830
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,750
Attic	None			Attic	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	2015	Modern	Modern	Above Average	Typical	221,130
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	194,594	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	30	A 100	573	Ava+	88%	100%	100%	504
Frame Garaae	2005	832	A 100	20.858	Ava+	88%	100%	100%	18.355
Outbuilding Total									18,859

**Acpt Land** 17,700 **Accepted Bldg** 213,500 **Total** 231,200



Charlotte  
 Name: 214 SELF STORAGE LLC

**Valuation Report**

01/31/2024

Page 177

Map/Lot:

007-036-4

Account: 506 Card: 1 of 1

Location:

CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Commercial

Topography

Utilities

Street Paved

Reference 1

Reference 2 SELF STORAGE 2023

Tran/Land/Bldg 0 0 43

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Commercial Lot	12,000.00	24,000	100%		24,000
2.40	Acres-Rear Land 1	400.00	960	100%		960
Total Acres 4.40			Land Total			24,960

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Class S Mini	2022	4500	B 100	163.114	Ava.	95%	100%	100%	154.958
Class S Mini	2022	4500	B 100	163.114	Ava.	95%	100%	100%	154.958
Outbuilding Total									309,916
<b>Acpt Land</b>		25,000	<b>Accepted Bldg</b>		309,900	<b>Total</b>			334,900

Charlotte  
 Name: CHARLOTTE, TOWN OF  
 CHARLOTTE CATTLE POUND

**Valuation Report**

01/31/2024  
 Page 178  
 007-036-5  
 CHARLOTTE RD

Account: 510 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Commercial  
 Topography Level  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.11	Acres-Baselot	5,000.00	550	100%		550	
Total Acres 0.11			Land Total			550	
<b>Acpt Land</b>		600	<b>Accepted Bldg</b>		0	<b>Total</b>	600

Charlotte  
Name: LURIE, PENNEY

**Valuation Report**

01/31/2024

Page 179

Map/Lot:

007-037

Account: 227 Card: 1 of 1

Location:

54 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities Drilled Well  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
5.40	Acres-Rear Land 1	400.00	2,160	100%		2,160
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 6.40			Land Total			15,160

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Garaae	1994	1568	C 100	28.839	Ava.	83%	90%	100%	21,542
Frame Shed	1994	588	C 100	5.085	Ava.	83%	100%	100%	4,221
						Outbuilding Total			25,763
<b>Accpt Land</b>		15,200	<b>Accepted Bldg</b>		25,800	<b>Total</b>			41,000

Charlotte  
 Name: FRANKLAND, BOYD H  
 FRANKLAND, PAULA S

**Valuation Report**

01/31/2024  
 Page 180  
 007-037-001  
 70 ROUND POND RD

Account: 228 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 04/12/2017  
 Sale Price 148,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$250F-Round Pond	250.00	25,000	100%		25,000
102 X 200	\$250F-Round Pond	250.00	25,500	50%		12,750
4.54	Acres-Rear Land 1	400.00	1,816	100%		1,816
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.47			Land Total			45,566

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Ranch	One Story	1,232 Sqft	Grade B 100	Base	95,336
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	2,052
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	1,691
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>					<b>Layout</b>		<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition	Typical	Typical	Value
1996	2001	Typical	Typical	Good	Phys. %	Econ. %	(Rcnld)
None				89%	100%	100%	88,180

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
									Rcnld
One Story Frame	1996	224	B 100	5.772	Good	89%	100%	100%	5.137
Wood Deck	1996	192	B 100	1.089	Good	89%	100%	100%	969
Wood Deck	1996	64	B 100	465	Good	89%	100%	100%	414
Frame Garage	1996	1120	B 100	22.119	Good	89%	100%	100%	19.686
Frame Garage	1996	480	C 100	8.742	Good	89%	100%	100%	7.780
Frame Shed	1996	128	E 100	780	Ava.	84%	100%	100%	655
Frame Shed	1996	78	E 100	589	Poor	61%	100%	100%	359
Frame Shed	1996	192	E 100	1.026	Poor	61%	100%	100%	626
Outbuilding Total									35,626

**Acpt Land** 45,600 **Accepted Bldg** 123,800 **Total** 169,400

Charlotte  
 Name: JONES, ROBERTA MACGREGOR

**Valuation Report**

01/31/2024

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Map/Lot:

007-037-002

Location:

ROUND POND LN

Account: 496 Card: 1 of 1

Neighborhood 58 ROUND POND LN

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 07/18/2006  
 Sale Price 10,500  
 Sale Type Land Only  
 Financing Cash Sale  
 Verified  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot Behind Water	12,000.00	12,000	90%	Unimproved	10,800	
10.50	Acres-Rear Land 1	400.00	4,200	100%		4,200	
Total Acres 11.50			Land Total		15,000		
<b>Acpt Land</b>		15,000	<b>Accepted Bldg</b>		0	<b>Total</b>	15,000

Charlotte  
Name: ORCHARD, JEFFREY

**Valuation Report**

01/31/2024  
Page 182  
007-037-003  
CHARLOTTE RD

Account: 478 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Baselot Behind Water	12,000.00	12,000 90%	Unimproved	10,800	
14.00	Acres-Rear Land 1	400.00	5,600 100%		5,600	
Total Acres 15.00			Land Total		16,400	
<b>Acpt Land</b>		16,400	<b>Accepted Bldg</b>		0	<b>Total</b> 16,400

Charlotte  
 Name: SPEARIN, RONALD A III  
 SPEARIN, MARY ANN

**Valuation Report**

01/31/2024  
 Page 183  
 007-037-004  
 CHARLOTTE RD

Account: 477 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot Behind Water	12,000.00	12,000	90%	Unimproved	10,800
49.00	Acres-Rear Land 1	400.00	19,600	100%		19,600
Total Acres 50.00			Land Total			30,400
<b>Acpt Land</b>		30,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						30,400

Charlotte  
 Name: GOWER, JAMEY L  
 GOWER, JESSICA E

**Valuation Report**

01/31/2024  
 Page 184  
 007-038  
 CHARLOTTE RD

Account: 229 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 36  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.77	Acres-Rear Land 1	400.00	3,108	100%		3,108
Total Acres 7.77			Land Total			3,108
<b>Acpt Land</b>		3,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						3,100



Charlotte  
 Name: GOWER, ZACHARY B

**Valuation Report**

01/31/2024

Page 185

Map/Lot:

007-038.2

Account: 502 Card: 1 of 1

Location:

83 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Level  
 Utilities  
 Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
17.00	Acres-Rear Land 1	400.00	6,800	100%		6,800	
Total Acres 18.00			Land Total		11,300		
<b>Acpt Land</b>		11,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						11,300	

Charlotte  
 Name: GILLESPIE, GARY  
 GILLESPIE, DARLENE

**Valuation Report**

01/31/2024

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Account: 230 Card: 1 of 1

Map/Lot:  
 Location:

007-038-1  
 61 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	Acres-Rear Land 1	400.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						Land Total 16,800

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,400 Sqft	Grade B 100	Base		103,944
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		2,331
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,921
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Good	Typical	113,686	
<b>Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld)</b>							
None		None		89%	100%	100%	101,181

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1995	288	B 100	1.558	Good	1.387
Basement Entrv	1995	30	B 100	1.296	Good	1.153
Outbuilding Total						2,540

**Acpt Land** 16,800 **Accepted Bldg** 103,700 **Total** 120,500

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.80	Acres-Rear Land 1	400.00	720	100%		720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.80			Land Total			16,720

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,650 Sqft	Grade C 100	Base		95,700
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		2,252
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Below Average	Typical	97,952
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	73,464	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1971	64	C 100	381	Ava-	75%	100%	100%		286
Outbuilding Total										286

<b>Acpt Land</b>	16,700	<b>Accepted Bldg</b>	73,800	<b>Total</b>	90,500
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Charlotte  
Name: LEIGHTON, STACIE

**Valuation Report**

01/31/2024

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Map/Lot:

007-040

Account: 232 Card: 1 of 1

Location:

13 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential  
Topography Above Street  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.35	Acres-Homesite (Fract)	10,000.00	5,916	90%	Unimproved	5,324	
Total Acres 0.35			Land Total			5,324	
<b>Acpt Land</b>		5,300	<b>Accepted Bldg</b>		0	<b>Total</b>	5,300

Neighborhood 26 CHARLOTTE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 2 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
34.00	Acres-Rear Land 1	400.00	13,600	100%		13,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 35.00						Land Total 29,600

Dwelling Description				Replacement Cost New		
Conventional	Two Story	672 Sqft	Grade C 100	Base		80,844
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		-1,205
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		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,512
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1917	1991	Typical	Typical	Good	Typical		85,651
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	70%	100%	100%	59,956		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1993	647	C 100	13.665	Good	70%	100%	100%	9.566
Unfinished Attic	1993	647	C 100	1.970	Good	70%	100%	100%	1.379
Open Frame Porch	1993	119	C 100	1.070	Good	70%	100%	100%	749
Open Frame Porch	1993	25	C 100	343	Good	70%	100%	100%	240
Open Frame Porch	1917	168	C 100	1.449	Good	70%	100%	100%	1.014
Frame Garage	1917	864	C 100	14.375	Good	70%	100%	100%	10.062
Unfinished Attic	1917	864	C 100	2.296	Good	70%	100%	100%	1.607
Wood Deck	1917	80	C 100	445	Good	70%	100%	100%	312
Frame Shed	1917	195	C 100	2.075	Good	70%	100%	100%	1.452
Outbuilding Total									26,381

<b>Acpt Land</b>	29,600	<b>Accepted Bldg</b>	86,300	<b>Total</b>	115,900
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Charlotte  
 Name: PIKE FAMILY REAL ESTATE TRUST

**Valuation Report**

01/31/2024

Page 190

Map/Lot:

007-042

Account: 234 Card: 1 of 1

Location:

5 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.40	Acres-Rear Land 1	400.00	960	100%		960
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.40			Land Total			16,960

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Concrete Slab	1974	868	C 100	2.231	Ava.	71%	100%	100%	1,584	
<b>Outbuilding Total</b>									<b>1,584</b>	
<b>Accpt Land</b>		17,000	<b>Accepted Bldg</b>		1,600	<b>Total</b>		18,600		

Charlotte  
 Name: CLARK, DONALD  
 CLARK, CORALIE

**Valuation Report**

01/31/2024

Page 191

Map/Lot:

007-043

Account: 235 Card: 1 of 1

Location:

1085 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	10,000.00	8,246	100%		8,246
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.68			Land Total			14,246

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1969	12X60	C 100	17.331	Good	50%	100%	100%	8.666
Concrete Slab	1969	1009	C 100	2.593	Good	80%	100%	100%	2.074
One Storv Frame	1969	289	C 100	6.104	Good	80%	100%	100%	4.883
One Storv Frame	1969	162	C 100	3.421	Ava.	69%	100%	100%	2.360
Open Frame Porch	1969	48	C 100	521	Ava.	69%	100%	100%	359
Frame Garace	1969	440	C 100	8.155	Ava.	69%	100%	100%	5.627
Frame Shed	1969	160	C 100	1.807	Ava.	69%	100%	100%	1.247
Outbuilding Total									25,216
<b>Accpt Land</b>		14,200	<b>Accepted Bldg</b>		25,200	<b>Total</b>			39,400

Neighborhood 16 AYERS JCT RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 13  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.20	Acres-Rear Land 1	400.00	80	100%		80
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	90%	View/Envir	2,700
Total Acres 1.20			Land Total			15,780

Dwelling Description					Replacement Cost New	
Conventional	One & 3/4 Story	780 Sqft	Grade C 110	Base		92,408
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		3,300
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,689
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		97,397
1983	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	75,970

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1983	220	C 110	2.036	Ava.	78%	100%	100%	1.588	
Open Frame Porch	1983	176	C 110	1.661	Ava.	78%	100%	100%	1.296	
Basement Entrv	1983	20	C 110	1.055	Ava.	78%	100%	100%	823	
Frame Shed	1983	144	D 100	1.381	Ava.	76%	100%	100%	1.050	
Frame Shed	1983	624	E 100	2.680	Ava.	76%	100%	100%	2.037	
Commercial Garaae	1983	960	C 100	16.883	Ava.	76%	100%	100%	12.831	
Frame Shed	1983	322	C 100	3.048	Ava.	76%	100%	100%	2.316	
Storage Trailer	1983	1	C 100	2.000	Ava.	76%	100%	100%	1.520	
Outbuilding Total									23,461	

<b>Acpt Land</b>	15,800	<b>Accepted Bldg</b>	99,400	<b>Total</b>	115,200
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Charlotte  
Name: SAVAGE RUTH

**Valuation Report**

01/31/2024

Page 193

Map/Lot:

007-045

Account: 237 Card: 1 of 1

Location:

1065 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 11/15/2016  
Sale Price 30,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
3.11	Acres-Rear Land 1	400.00	1,244	100%		1,244
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.11			Land Total			17,244

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Ranch	One Story	960 Sqft	Grade C 110	Base		73,392
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		1,441
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	74,833
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	100%	100%	53,880	

<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1998	192	E 100	1.026	Poor	63%	100%	100%		646
Outbuilding Total										646

**Acpt Land** 17,200 **Accepted Bldg** 54,500 **Total** 71,700

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential  
Topography Below Street  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.40	Acres-Rear Land 1	400.00	160	100%		160
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40					Land Total	16,160

Dwelling Description				Replacement Cost New		
Conventional	Two Story	840 Sqft	Grade C 100	Base		91,286
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		2,293
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
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
1980	0	Typical	Typical	Average	Typical	98,079
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	74,540	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1980	80	C 100	445	Ava.	338
Wood Deck	1980	64	C 100	381	Ava.	290
Frame Shed	1980	144	E 100	842	Poor	421
Frame Garage	1980	1080	D 100	14.386	Ava-	8.804
Outbuilding Total						9,853

<b>Acpt Land</b>	16,200	<b>Accepted Bldg</b>	84,400	<b>Total</b>	100,600
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Charlotte  
Name: AYER, JOHN

**Valuation Report**

01/31/2024

Page 195

Map/Lot:

007-048

Account: 240 Card: 1 of 1

Location:

1039 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
28.00	Acres-Rear Land 2	300.00	8,400	100%		8,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 79.00			Land Total			44,400

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 3/4 Story	822 Sqft	Grade D 100	Base		70,940
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		-7,994
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-6,536
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,690
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None	SFLA	1,438	Insulation		-1,769
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Obsolete	Obsolete	Poor	Typical	50,951	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Delapidation		None		20%	45%	100%	4,586
<b>Acpt Land</b>		44,400	<b>Accepted Bldg</b>		4,600	<b>Total</b>	49,000

Charlotte  
 Name: WORCHESTER HOLDINGS, LLC

**Valuation Report**

01/31/2024

Page 196

Map/Lot: 008-001

Account: 274 Card: 1 of 1

Location: NO ROAD

Neighborhood 75 NO ROAD  
 Tree Growth 2000  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2019 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
537.00	FL -Softwood FL	135.00	72,495	100%		72,495	
52.00	Acres-Wasteland	120.00	6,240	100%		6,240	
5.00	Acres-Class II Roads	1,000.00	5,000	100%		5,000	
Total Acres 594.00			Land Total		83,735		
<b>Acpt Land</b>		83,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						83,700	

Charlotte  
Name: HALLOWELL, MERRILL R

**Valuation Report**

01/31/2024

Page 197

Map/Lot:

008-002

Account: 275 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD  
Tree Growth 1994  
Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2027 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
32.00	Acres-Softwood TG	135.00	3,672	100%		3,672	
26.00	Acres-Hardwood TG	130.00	2,873	100%		2,873	
Total Acres 58.00			Land Total			6,545	
<b>Acpt Land</b>		6,500	<b>Accepted Bldg</b>		0	<b>Total</b>	6,500

Charlotte  
Name: GARRIOTT, JERALD W

**Valuation Report**

01/31/2024

Page 198

Map/Lot:

008-003

Account: 276 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%	20,000	
45.00	Acres-Rear Land 2	300.00	13,500	100%	13,500	
Total Acres 95.00			Land Total		33,500	
<b>Acpt Land</b>		33,500	<b>Accepted Bldg</b>		0	
					<b>Total</b>	33,500

Charlotte  
Name: DORE, DEVON

**Valuation Report**

01/31/2024

Page 199

Map/Lot:

008-004

Account: 277 Card: 1 of 1

Location:

108 HALEY RD

Neighborhood 37 HALEY RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
24.00	Acres-Rear Land 1	400.00	9,600	100%		9,600
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 25.00						Land Total 24,400

Dwelling Description				Replacement Cost New	
Conventional	One Story	384 Sqft	Grade D 100	Base	34,873
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	-6,396
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-945
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			27,532
1993	0	Old Type	Old Type	Average	Typical		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	83%	100%	100%	22,852		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Open Frame Porch	1993	264	D 100	1.797	Ava.	Phy	Func	Econ	Rcnld
						83%	100%	100%	1,492
Outbuilding Total									1,492

<b>Acpt Land</b>	24,400	<b>Accepted Bldg</b>	24,300	<b>Total</b>	48,700
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Charlotte  
 Name: COLARUSSO, LARRY

**Valuation Report**

01/31/2024

Page 200

Map/Lot:

008-005

Account: 278 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
30.00	Acres-Rear Land 1	400.00	12,000	100%		12,000	
7.00	Acres-Rear Land 1	400.00	2,800	30%	Topography	840	
Total Acres 38.00			Land Total			17,340	
<b>Accpt Land</b>		17,300	<b>Accepted Bldg</b>		0	<b>Total</b>	17,300



Neighborhood 16 AYERS JCT RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
9.40	Acres-Rear Land 1	400.00	3,760	100%		3,760
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.40						Land Total 19,760

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	432 Sqft	Grade C 100	Base		57,551
Exterior	Asbestos 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		-2,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		885
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		-583
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1891	0	Old Type	Old Type	Below Average	Typical	55,551
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	95%	100%	21,109	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	1891	396	C 100	3.614	Ava-	1.374
Frame Garaae	1891	800	C 100	13.436	Ava-	5.105
Frame Shed	1891	300	C 100	2.879	Ava-	1.094
Ouonset Garaae	1891	672	C 100	7.661	Ava-	2.911
Frame Shed	2017	288	C 100	2.787	Ava-	2.787
Outbuilding Total						13,271

<b>Acpt Land</b>	19,800	<b>Accepted Bldg</b>	34,400	<b>Total</b>	54,200
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Charlotte  
 Name: OWEN, ROBERT  
 OWEN, RUTH

**Valuation Report**

01/31/2024  
 Page 202  
 008-007  
 AYERS JCT RD

Account: 280 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 16 AYERS JCT RD  
 Tree Growth 2006  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 2026 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
20.00	Acres-Softwood TG	135.00	2,295	100%		2,295
20.00	Acres-Mixed Wood TG	165.00	2,805	100%		2,805
10.00	Acres-Hardwood TG	130.00	1,105	100%		1,105
Total Acres 50.00			Land Total			6,205
<b>Accpt Land</b>		6,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						6,200

Charlotte  
 Name: CHARLOTTE ELEMENTARY SCHOOL

**Valuation Report**

01/31/2024

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Map/Lot:

008-008

Account: 281 Card: 1 of 1

Location:

1006 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Town of Charlotte  
 Topography  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 83  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 42 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.20	Acres-Homesite (Fract)	10,000.00	17,889	100%		17,889	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.20			Land Total			23,889	

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Public School	1995	5418	B 100	352.990	Good	88%	100%	100%	310.631
Public School	1995	2730	B 100	182.463	Good	88%	100%	100%	160.567
						Outbuilding Total			471,198
<b>Acpt Land</b>		23,900	<b>Accepted Bldg</b>		471,200	<b>Total</b>		495,100	

**Valuation Report**

Account: 282 Card: 1 of 1

Location: 1002 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 01/21/2022  
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 71  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Units		Method - Description		Price/Unit	Total Fctr	Influence	Value
0.55	Acres-Homesite (Fract)			10,000.00	7,416 100%		7,416
2.00	# -Lot Improvements			3,000.00	6,000 100%		6,000
Total Acres 0.55						Land Total	13,416

Dwelling Description				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 100	Base	84,324
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 3/4 Bmt	Basement	-1,255
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							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Value(Rcnld)</b>	
1960	0	Typical	Typical	Average	Typical	83,069	
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None	None	65%	100%	100%		53,995	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	496	C 100	3.984	Ava.	65%	100%	100%	2,590
Outbuilding Total									2,590

**Accpt Land** 13,400 **Accepted Bldg** 56,600 **Total** 70,000

Neighborhood 16 AYERS JCT RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
3.50	Acres-Rear Land 1	400.00	1,400	100%		1,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50			Land Total			17,400

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	598 Sqft	Grade C 100	Base		73,153
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		-1,138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,428
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1948	0	Typical	Typical	Good	Typical		77,943
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	75%	100%	100%			58,457

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1948	192	C 100	4.055	Good	75%	100%	100%	3.041
Unfin Basement	1948	192	C 100	3.572	Good	75%	100%	100%	2.679
Encl Frame Porch	1948	234	C 100	3.146	Good	75%	100%	100%	2.360
Wood Deck	1948	228	C 100	1.037	Good	75%	100%	100%	778
Basement Entrv	1948	36	C 100	1.123	Good	75%	100%	100%	842
Frame Garage	1948	780	C 100	13.143	Ava.	57%	100%	100%	7.492
Frame Shed	1948	392	E 100	1.792	Ava.	57%	100%	100%	1.021
Frame Shed	1948	448	D 100	3.291	Ava.	57%	100%	100%	1.876
Outbuilding Total									20,089

<b>Acpt Land</b>	17,400	<b>Accepted Bldg</b>	78,500	<b>Total</b>	95,900
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Charlotte  
 Name: MILONE, LUIGI  
 MILONE, ALTERRA

**Valuation Report**

01/31/2024

Page 206

Account: 284 Card: 1 of 1

Map/Lot:  
 Location:

008-011  
 988 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
1.00	Acres-Rear Land 2	300.00	300	100%		300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 52.00						Land Total 36,300

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	891 Sqft	Grade B 110	Base		129,296
Exterior	Brick	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		-359
						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		5,033
Insulation	Heavy			Insulation		2,017
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built 1987	Renovated 0	Kitchens Modern	Baths Modern	Condition Good	Typical		135,987
Functional Obsolescence None	Economic Obsolescence None	Phys. % 86%	Func. % 100%	Econ. % 100%			Value(Rcnld) 116,949

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1987	120	B 110	812	Good	86%	100%	100%	698
Patio	1987	112	B 100	699	Ava.	79%	100%	100%	552
Frame Garage	1987	1120	B 100	22.119	Ava.	79%	100%	100%	17,474
One Storv Frame	1987	154	B 110	4.364	Good	86%	100%	100%	3,753
Unfin Basement	1987	154	B 110	4.561	Good	86%	100%	100%	3,922
One Storv Frame	1987	56	B 110	1.587	Good	86%	100%	100%	1,365
Unfin Basement	1987	56	B 110	3.957	Good	86%	100%	100%	3,403
Outbuilding Total									31,167

**Acpt Land** 36,300 **Accepted Bldg** 148,100 **Total** 184,400

Charlotte  
Name: WITHROW, JARETT

**Valuation Report**

01/31/2024

Page 207

Map/Lot:

008-012

Account: 285 Card: 1 of 1

Location:

AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.06	Acres-Baselot	5,000.00	300	100%		300	
Total Acres 0.06			Land Total		300		

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1940	552	E 100	4.899	Poor	23%	50%	100%	564
							Outbuilding Total		564
<b>Acpt Land</b>		300		<b>Accepted Bldg</b>		600		<b>Total</b>	
									900

Account: 286 Card: 1 of 1

Map/Lot:  
Location:

008-013  
983 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	Acres-Rear Land 1	400.00	800	100%		800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			16,800

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base		76,850
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		-1,194
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		-1,039
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1893	1970	Typical	Typical	Average	Typical		74,617
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	50%	100%	100%			37,308

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1893	540	C 100	11.405	Ava.	50%	100%	100%	5.702	
Unfin Basement	1893	540	C 100	5.170	Ava.	50%	100%	100%	2.585	
Frame Shed	1893	96	D 100	1.079	Ava.	50%	100%	100%	540	
Frame Shed	1893	192	E 100	1.026	Poor	20%	100%	100%	205	
Frame Shed	1893	525	E 100	2.301	Poor	20%	100%	100%	460	
Open Frame Porch	1893	160	D 100	1.137	Ava.	50%	100%	100%	568	
Outbuilding Total									10,060	

<b>Acpt Land</b>	16,800	<b>Accepted Bldg</b>	47,400	<b>Total</b>	64,200
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Charlotte  
 Name: COLARUSSO, LARRY

**Valuation Report**

01/31/2024

Page 209

Map/Lot:

008-014

Account: 287 Card: 1 of 1

Location:

967 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 11/03/2018  
 Sale Price 1,000  
 Sale Type Land Only  
 Financing Cash Sale  
 Verified Buyer  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
28.00	Acres-Rear Land 1	400.00	11,200	100%		11,200	
Total Acres 29.00			Land Total		15,700		
<b>Acpt Land</b>		15,700	<b>Accepted Bldg</b>		0	<b>Total</b>	15,700

Charlotte  
 Name: GRAY III, DAVID D  
 CHEKROUN-GRAY, PENINA  
 Account: 288 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 210  
 008-015  
 968 AYERS JCT RD

Map/Lot:  
 Location:

Neighborhood 16 AYERS JCT RD

**Sale Data**

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

Sale Date 05/04/2020  
 Sale Price 31,000  
 Sale Type Land Only  
 Financing Cash Sale  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
14.00	Acres-Rear Land 2	300.00	4,200	100%		4,200	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 65.00			Land Total			40,200	
<b>Accpt Land</b>		40,200	<b>Accepted Bldg</b>		0	<b>Total</b>	40,200

Charlotte  
Name: CURTIS, RANDALL B

**Valuation Report**

01/31/2024

Page 211

Map/Lot: 008-016

Account: 289 Card: 1 of 1

Location: NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
47.00	Acres-Rear Land 1	400.00	18,800	100%	18,800	
Total Acres 47.00				Land Total	18,800	
<b>Acpt Land</b>		18,800	<b>Accepted Bldg</b>	0	<b>Total</b>	18,800

Charlotte  
Name: CURTIS, DANIEL K

**Valuation Report**

01/31/2024  
Page 212  
008-016-001  
NO ROAD

Account: 504 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
47.30	Acres-Rear Land 1	400.00	18,920	100%	18,920	
Total Acres 47.30				Land Total	18,920	
<b>Acpt Land</b>	18,900	<b>Accepted Bldg</b>	0	<b>Total</b>	18,900	

Account: 290 Card: 1 of 1

Map/Lot:  
Location:

008-017  
915 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
10.00	Acres-Rear Land 1	400.00	4,000	100%		4,000
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 11.00			Land Total			23,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,208 Sqft	Grade C 100	Base		77,136
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		-1,687
Fin. Basement Area	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	
1971	0	Typical	Typical	Below Average	Typical	75,449	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		64%	100%	100%	48,287

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Wood Deck	1971	637	C 100	2.673	Ava-	Phy 62% Func 100% Econ 100%	1.657
Frame Shed	1970	780	D 100	5.376	Ava-	Phy 61% Func 100% Econ 100%	3.279
Storage Trailer	1981	1	D 100	1.640	Ava-	Phy 68% Func 100% Econ 100%	1.115
Outbuilding Total							6,051

**Acpt Land** 23,000 **Accepted Bldg** 54,300 **Total** 77,300

Charlotte  
Name: BROWN, EILEEN

**Valuation Report**

01/31/2024

Page 214

Map/Lot:

008-017.2

Account: 491 Card: 1 of 1

Location:

915 AYERS JUNCTION RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential  
Topography Rolling  
Utilities  
Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
1.10	Acres-Rear Land 1	400.00	440	100%		440	
Total Acres 2.10			Land Total			5,440	
<b>Acpt Land</b>		5,400	<b>Accepted Bldg</b>		0	<b>Total</b>	5,400

Charlotte  
 Name: SINCLAIR, CHARLES  
 SINCLAIR, MEGAN

**Valuation Report**

01/31/2024

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Account: 492 Card: 1 of 1

Map/Lot:  
 Location:

008-017-001  
 957 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 9  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
14Mobile Home	1985	9X52	D 100	9.899	Ava.	100%	100%	100%	9.899
Frame Shed	2018	54	C 100	995	Ava-	100%	100%	100%	995
<b>Outbuilding Total</b>								<b>10,894</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			10,900	<b>Total</b>	10,900

Charlotte  
 Name: BROWN, BRANDEN  
 BROWN, ANN

**Valuation Report**

01/31/2024

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Map/Lot:

008-017-1

Account: 292 Card: 1 of 1

Location:

957 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities Dug Well  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
7.00	Acres-Rear Land 1	400.00	2,800	100%		2,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00			Land Total			18,800

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfin Basement	2005	1252	D 100	6.919	Ava-	83%	100%	100%	5,743	
Outbuilding Total									5,743	
<b>Accpt Land</b>		18,800	<b>Accepted Bldg</b>		5,700	<b>Total</b>		24,500		



Charlotte  
Name: BOYCE, AARON

**Valuation Report**

01/31/2024

Page 217

Map/Lot:

008-018

Account: 293 Card: 1 of 1

Location:

1 CONE RD

Neighborhood 28 CONE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			16,000

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1987	560	D 100	8.130	Ava.	79%	100%	100%	6.423
Storage Trailer	1980	1	C 100	2.000	Ava.	75%	100%	100%	1.500
Outbuilding Total									7,923
<b>Acpt Land</b>		16,000	<b>Accepted Bldg</b>		7,900	<b>Total</b>		23,900	

Charlotte  
 Name: DAVENPORT, CAROL ANN

**Valuation Report**

01/31/2024

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Map/Lot:

008-018-A

Location:

1 CONE RD

Account: 294 Card: 1 of 1

Neighborhood 28 CONE RD

Zoning/Use Residential  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1978	14X66	C 100	21.824	Ava.	40%	100%	100%	8,730
Wood Deck	1978	112	C 100	573	Ava.	74%	100%	100%	424
<b>Outbuilding Total</b>									<b>9,154</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		9,200	<b>Total</b>		9,200

Account: 295 Card: 1 of 1

Map/Lot:  
Location:

008-019  
13 SAW WHET LN

Neighborhood 61 SAW WHET LN

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
15.00	Acres-Rear Land 1	400.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.00			Land Total			22,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	400 Sqft	Grade C 100	Base		61,344
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		-3,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,100
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		787
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Good	Typical	56,731
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	53,327	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	2011	96	C 100	2.028	Good	1.906
Frame Garage	2011	900	C 100	14.903	Good	14.009
Unfinished Attic	2011	900	C 100	2.350	Good	2.209
Frame Shed	2011	96	C 100	1.316	Good	1.237
Outbuilding Total						19,361

<b>Acpt Land</b>	22,000	<b>Accepted Bldg</b>	72,700	<b>Total</b>	94,700
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Neighborhood 62 SAWYER LN

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
9.00	Acres-Rear Land 1	400.00	3,600	100%		3,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00			Land Total			19,600

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,408 Sqft	Grade B 100	Base		104,354
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	570 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt		7,473
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,345
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		1,932
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Good	Typical	116,104
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	105,655	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Wood Deck	2004	496	B 100	2.573	Good	91%	100%	100%		2.341
Patio	2004	336	B 100	1.792	Good	91%	100%	100%		1.631
Outbuilding Total										3,972

<b>Acpt Land</b>	19,600	<b>Accepted Bldg</b>	109,600	<b>Total</b>	129,200
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Charlotte  
 Name: MCDONALD, DANIEL P  
 MCDONALD, AMY JS

**Valuation Report**

01/31/2024  
 Page 221  
 008-020-1  
 8 ALDER WAY

Account: 297 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 12 ALDER WAY

**Sale Data**

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

Sale Date 04/08/2017  
 Sale Price 30,000  
 Sale Type Land & Buildings  
 Financing Cash Sale  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 36  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40.00	Acres-Rear Land 1	400.00	16,000	100%		16,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00			Land Total			22,000

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Frame Garaae	2007	1500	C 100	27.705	Ava.	90%	100%	100%	24,934
Outbuilding Total									24,934

**Acpt Land** 22,000 **Accepted Bldg** 24,900 **Total** 46,900

Charlotte  
 Name: SAVAGE, AMANDA  
 FORRESTER, FORRESTER, DAVID  
 Account: 298 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 222  
 008-021+021-1  
 167 CONE RD

Neighborhood 28 CONE RD  
 Tree Growth 2010  
 Zoning/Use Residential  
 Topography Rolling  
 Utilities Septic System  
 Street Gravel

Reference 1 AMANDA 207-214-0297  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 2027 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
33.00	Acres-Rear Land 1	400.00	13,200	100%		13,200
6.00	Acres-Wasteland	120.00	720	100%		720
100.00	Acres-Mixed Wood TG	165.00	14,025	100%		14,025
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 140.00			Land Total			40,945

Dwelling Description				Replacement Cost New	
Conventional	One Story	800 Sqft	Grade D 110	Base	51,414
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-216
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Gravity Warm Air	Cooling	0% None	Heat	-4,600
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,059
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
2014	0	None	None	Average	Inadeq.	41,890
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	Services	94%	31%	90%	10,986	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Stable w/Loft	2014	144	E 100	2.084	Ava.	1,763
					Percent Good	
					Phy	94%
					Func	100%
					Econ	90%
					Outbuilding Total	1,763

<b>Acpt Land</b>	40,900	<b>Accepted Bldg</b>	12,700	<b>Total</b>	53,600
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Neighborhood 28 CONE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 2  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000
25.00	Acres-Rear Land 3	200.00	5,000	100%		5,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 126.00			Land Total			56,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	648 Sqft	Grade C 100	Base		76,135
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		-486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,548
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,021
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1890	0	Typical	Typical	Average	50%	100%	100%	80,676	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>							
None		None						40,338	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1890	360	C 100	7.603	Ava.	50%	100%	100%	3,802
One Storv Frame	1890	300	C 100	6.336	Ava.	50%	100%	100%	3,168
Open Frame Porch	1890	300	C 100	2.469	Ava.	50%	100%	100%	1,234
Frame Shed	1890	192	C 100	2.052	Ava.	50%	100%	100%	1,026
Frame Garage	1890	720	B 100	14.960	Ava.	50%	100%	100%	7,480
Frame Shed	1890	192	C 100	2.052	Ava-	40%	100%	100%	821
Frame Shed	1890	240	D 100	1.984	Ava-	40%	100%	100%	794
Frame Shed	1890	360	E 100	1.670	Fair	30%	100%	100%	501
Frame Shed	1890	144	E 100	842	Ava.	50%	100%	100%	421
Outbuilding Total									19,247

<b>Acpt Land</b>	56,000	<b>Accepted Bldg</b>	59,600	<b>Total</b>	115,600
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Charlotte  
 Name: STEPHENS, MICHAEL

**Valuation Report**

01/31/2024  
 Page 224  
 008-022-1  
 CONE RD

Account: 300 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 28 CONE RD  
 Tree Growth 2010  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 2027 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
127.00	Acres-Mixed Wood TG	165.00	17,812	100%		17,812
12.00	Acres-Wasteland	120.00	1,440	100%		1,440
1.00	Acres-Class II Roads	1,000.00	1,000	100%		1,000
Total Acres 140.00			Land Total			20,252
<b>Accpt Land</b>		20,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						20,300



Charlotte  
 Name: MCDONALD, DANIEL P  
 MCDONALD, AMY J S

**Valuation Report**

01/31/2024  
 Page 225  
 008-023  
 14 CONE RD

Account: 301 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 28 CONE RD

**Sale Data**

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

Sale Date 02/23/2019  
 Sale Price 23,500  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Distressed Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
5.20	Acres-Rear Land 1	400.00	2,080	100%		2,080	
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 6.20			Land Total		11,880		

**Accpt Land** 11,900 **Accepted Bldg** 0 **Total** 11,900

Charlotte  
 Name: REED, SCOTT  
 REED, JANICE

**Valuation Report**

01/31/2024

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Account: 302 Card: 1 of 1

Map/Lot:  
 Location:

008-024  
 898 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential  
 Topography Rolling  
 Utilities Dug WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
37.00	Acres-Rear Land 1	400.00	14,800	100%		14,800
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 38.00			Land Total			29,600

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,104 Sqft	Grade D 110	Base		89,266
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		-3,622
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			Insulation		-1,344
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1830	0	Typical	Typical	Average	Typical		84,300
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	50%	95%	100%	40,042		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1830	98	D 110	820	Ava.	50%	95%	100%	390
Frame Shed	1830	235	E 100	1.190	Poor	20%	100%	100%	238
Outbuilding Total									628

**Acpt Land** 29,600 **Accepted Bldg** 40,700 **Total** 70,300

Charlotte  
Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

Page 227

Account: 303 Card: 1 of 1

Map/Lot:  
Location:

008-025  
AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
Total Acres 1.00					Land Total	4,500	
<b>Accpt Land</b>		4,500	<b>Accepted Bldg</b>	0	<b>Total</b>	4,500	

Charlotte  
Name: JAMES, BRENDA

**Valuation Report**

01/31/2024

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Map/Lot:

008-026

Account: 304 Card: 1 of 1

Location:

878 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

**Sale Data**

Zoning/Use Residential  
Topography Below Street  
Utilities Dug WellNone  
Street Paved

Sale Date 11/30/2020  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Family Member  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
38.00	Acres-Rear Land 1	400.00	15,200	100%		15,200
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 39.00			Land Total			27,000

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1989	4000	D 100	25.601	Ava-	73%	100%	100%	18,689
Outbuilding Total									18,689

**Accpt Land**

27,000

**Accepted Bldg**

18,700

**Total**

45,700

Charlotte  
Name: MORRISON TYLER

**Valuation Report**

01/31/2024

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Account: 305 Card: 1 of 1

Map/Lot:  
Location:

008-026-1  
864 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 10/11/2016  
Sale Price 112,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			16,400

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base		114,047
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 Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,518
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,075
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Average	Typical	118,640
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	98,471	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1994	45	B 100	372	Ava.	309
Wood Deck	1994	60	B 100	445	Ava.	369
Outbuilding Total						678

**Acpt Land** 16,400 **Accepted Bldg** 99,100 **Total** 115,500

Charlotte  
Name: MORRISON TYLER

**Valuation Report**

01/31/2024

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Account: 306 Card: 1 of 1

Map/Lot:  
Location:

008-027  
AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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**Sale Data**

Sale Date 10/11/2016  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Buyer  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

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		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.40	Acres-Rear Land 1	400.00	160	100%		160	
Total Acres 0.40					Land Total	160	
<b>Acpt Land</b>		200	<b>Accepted Bldg</b>	0	<b>Total</b>	200	

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Charlotte  
 Name: CARNEY, WILLIAM SCOTT  
 CARNEY, NANCY

**Valuation Report**

01/31/2024

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Account: 307 Card: 1 of 1

Map/Lot:  
 Location:

008-028  
 441 MT TOM RD

Neighborhood 48 MT TOM RD

**Sale Data**

Zoning/Use Residential  
 Topography Above Street  
 Utilities SharedSeptic System  
 Street Semi-Improved

Sale Date 08/17/2015  
 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  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
19.00	Acres-Rear Land 1	400.00	7,600	100%		7,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total 23,600

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,440 Sqft	Grade C 110	Base	95,568
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	-18,044
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,752
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,300
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,782
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Good	Typical	77,854	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100%	100%	71,626

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2006	200	C 110	1.018	Good	92%	100%	100%	937
Wood Deck	2006	100	C 110	578	Good	92%	100%	100%	532
Frame Shed	2006	144	D 100	1.381	Ava.	89%	100%	100%	1,229
Wood Deck	2006	60	C 110	402	Good	92%	100%	100%	370
Outbuilding Total									3,068

**Acpt Land**

23,600

**Accepted Bldg**

74,700

**Total**

98,300

Charlotte  
 Name: MORGAN, RONALD L LIVING TRUST  
 MORGAN, RONALD

**Valuation Report**

01/31/2024

Page 232

Account: 308 Card: 1 of 1

Map/Lot:  
 Location:

008-029  
 29 GRANDVIEW RD

Neighborhood 36 GRANDVIEW RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
35.90	Acres-Rear Land 1	400.00	14,360	100%		14,360	
Total Acres 36.90			Land Total			23,360	
<b>Acpt Land</b>		23,400	<b>Accepted Bldg</b>		0	<b>Total</b>	23,400



Charlotte  
 Name: MEHR, MICHAEL PATRICK JR

**Valuation Report**

01/31/2024

Page 233

Map/Lot:

008-030

Account: 309 Card: 1 of 1

Location:

35 GRAND VIEW DR

Neighborhood 36 GRANDVIEW RD

Zoning/Use Rural  
 Topography Above Street  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
45.00	Acres-Rear Land 1	400.00	18,000	100%		18,000	
Total Acres 46.00					Land Total	22,500	
<b>Acpt Land</b>		22,500	<b>Accepted Bldg</b>		0	<b>Total</b>	22,500

Charlotte  
 Name: FARRELL, ELIZABETH

**Valuation Report**

01/31/2024

Page 234

Map/Lot:

008-031

Location:

GRAND VIEW RD

Account: 310 Card: 1 of 1

Neighborhood 36 GRANDVIEW RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

**Sale Data**  
 Sale Date 11/07/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
59.00	Acres-Rear Land 3	200.00	11,800	100%		11,800	
Total Acres 160.00			Land Total		51,300		
<b>Acpt Land</b>		51,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						51,300	

Charlotte  
 Name: US GOVERNMENT MOOSEHORN REFUGE  
 UNITED STATE OF AMERICA  
 Account: 241 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 235  
 Map/Lot: 009-001  
 Location: NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use US Government  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
400.00	Acres-Rear Land 3	200.00	80,000	100%		80,000	
Total Acres 500.00			Land Total			115,000	
<b>Acpt Land</b>		115,000	<b>Accepted Bldg</b>		0	<b>Total</b>	115,000

Charlotte  
 Name: US GOVERNMENT MOOSEHORN REFUGE  
 UNITED STATES OF AMERICA  
 Account: 242 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 236  
 009-002  
 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use US Government  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
190.00	Acres-Rear Land 3	200.00	38,000	100%		38,000	
Total Acres 290.00			Land Total		73,000		
<b>Acpt Land</b>		73,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						73,000	

Charlotte  
 Name: DONOVAN, BRIAN

**Valuation Report**

01/31/2024

Page 237

Map/Lot:

009-003

Account: 243 Card: 1 of 1

Location:

CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 9 0

Tree Growth 2027 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Gravel	10,000.00	60,000	100%		60,000	
12.00	Acres-Softwood TG	135.00	1,377	100%		1,377	
20.00	Acres-Mixed Wood TG	165.00	2,805	100%		2,805	
9.00	Acres-Hardwood TG	130.00	995	100%		995	
1.00	Acres-Class I Roads	2,000.00	2,000	100%		2,000	
10.00	Acres-Rear Land 1	400.00	4,000	100%		4,000	
29.00	Acres-Wasteland	120.00	3,480	100%		3,480	
Total Acres 87.00			Land Total			74,657	
<b>Acpt Land</b>		74,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						74,700	

Charlotte  
 Name: STANHOPE, JR EARLE W

**Valuation Report**

01/31/2024

Page 238

Map/Lot:

009-004

Location:

CHARLOTTE RD

Account: 244 Card: 1 of 1

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 08/23/2018  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Cash Sale  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 9 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Gravel	10,000.00	50,000	100%		50,000	
15.00	Acres-Rear Land 1	400.00	6,000	100%		6,000	
Total Acres 20.00			Land Total		56,000		
<b>Acpt Land</b>		56,000	<b>Accepted Bldg</b>		0	<b>Total</b> 56,000	

Charlotte  
Name: PRESTON JOAN

**Valuation Report**

01/31/2024

Page 239

Map/Lot:

009-005

Account: 245 Card: 1 of 1

Location:

3802 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

**Sale Data**

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

Sale Date 11/30/2016  
Sale Price 20,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Buyer  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 36

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
0.90	Acres-Rear Land 1	400.00	360	100%		360	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.90			Land Total		11,360		
<b>Accpt Land</b>		11,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						11,400	

Charlotte  
 Name: DAY, ERIC  
 DAY, AMY

**Valuation Report**

01/31/2024

Page 240

Account: 246 Card: 1 of 1

Map/Lot:  
 Location:

009-006  
 388 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 4 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
39.00	Acres-Rear Land 1	400.00	15,600	100%		15,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00			Land Total			31,600

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2008	14X77	C 100	24.728	Ava.	62%	100%	100%	15.331
Open Frame Porch	2008	120	C 100	1.078	Ava.	91%	100%	100%	981
Wood Deck	2008	236	C 100	1.069	Ava.	91%	100%	100%	973
Wood Deck	2008	32	E 100	126	Ava.	91%	100%	100%	115
Frame Shed	2008	80	D 100	979	Ava.	91%	100%	100%	891
2S Frame Garage	2008	572	C 100	12.235	Ava.	91%	100%	100%	11.134
Outbuilding Total									29,425
<b>Acpt Land</b>		31,600	<b>Accepted Bldg</b>		29,400	<b>Total</b>			61,000



Charlotte  
 Name: ANDREWS, ROBERT BURNELL  
 ANDREWS, BENJAMIN BEKKER  
 Account: 247 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 241  
 009-007  
 380 CHARLOTTE RD

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD  
 Tree Growth 1999  
 Zoning/Use Residential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/29/2021  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Family Member  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 2010 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
18.00	Acres-Rear Land 1	400.00	7,200	100%		7,200
17.00	Acres-Softwood TG	135.00	1,951	100%		1,951
36.00	Acres-Mixed Wood TG	165.00	5,049	100%		5,049
52.00	Acres-Hardwood TG	130.00	5,746	100%		5,746
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 124.00			Land Total			35,946

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 3/4 Story	720 Sqft	Grade D 110	Base		72,547
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		-1,126
Fin. Basement Area	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		-1,023
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Below Average	Typical	70,398
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	100%	100%
						28,159

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1920	160	D 110	2.156	Ava-	40%	100%	100%	862
Stable w/Loft	1920	500	D 100	6.459	Ava-	40%	100%	100%	2,584
Frame Garage	1920	756	D 100	10.489	Poor	20%	100%	100%	2,098
Frame Shed	1920	180	D 100	1.607	Fair	30%	100%	100%	482
Outbuilding Total									6,026

**Acpt Land** 35,900 **Accepted Bldg** 34,200 **Total** 70,100

Charlotte  
Name: STANHOPE EARLE

**Valuation Report**

01/31/2024

Page 242

Account: 248 Card: 1 of 1

Map/Lot:  
Location:

009-008  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

**Sale Data**  
Sale Date 07/14/2017  
Sale Price 56,000  
Sale Type Land Only  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 9 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Gravel	10,000.00	60,000	100%		60,000	
29.50	Acres-Rear Land 1	400.00	11,800	100%		11,800	
Total Acres 35.50					Land Total	71,800	
<b>Acpt Land</b>		71,800	<b>Accepted Bldg</b>		0	<b>Total</b>	71,800

Neighborhood 26 CHARLOTTE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
15.00	Acres-Rear Land 1	400.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.00			Land Total			22,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	609 Sqft	Grade C 100	Base		73,809
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		-1,605
Fin. Basement Area	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		-959
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1910	2000	Typical	Typical	Average	Typical		71,245
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	50%	95%	100%			33,841

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
One Storv Frame	1910	252	C 100	5.322	Ava.	50%	95%	100%	2.528	
Unfinished Attic	1940	323	E 100	742	Ava-	43%	100%	100%	319	
2S Frame Shed	1940	504	E 100	2.599	Ava-	43%	100%	100%	1.118	
Outbuilding Total									3,965	

<b>Acpt Land</b>	22,000	<b>Accepted Bldg</b>	37,800	<b>Total</b>	59,800
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Charlotte  
Name: DAY JR, VINCENT E

**Valuation Report**

01/31/2024

Page 244

Account: 501 Card: 1 of 1

Map/Lot:  
Location:

009-008-1  
387 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Street Surface

Reference 1  
Reference 2 ADDRESS?  
Tran/Land/Bldg 1 0 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	288 Sqft	Grade C 90	Base	47,119
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	-5,335
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,166
Rooms	4				
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		Total
2021	0	Typical	Typical	Average	95%	100%	100%			40,618
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								38,587
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	Rcnld
Encl Frame Porch	2021	48	C 100	1.246	Ava.	100%	100%	100%	1.246	
Wood Deck	2021	80	C 100	445	Ava.	100%	100%	100%	445	
							Outbuilding Total			1,691
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		40,300	<b>Total</b>		40,300	

Charlotte  
 Name: EDGERLY, LISA  
 EDGERLY, RUSSELL  
 Account: 250 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 245  
 Map/Lot: 009-008-2  
 Location: CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.53	Acres-Baselot	5,000.00	2,650	90%	Unimproved	2,385	
Total Acres 0.53			Land Total		2,385		
<b>Acpt Land</b>		2,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						2,400	

Charlotte  
 Name: DAY, NORMAN  
 DAY, SYLVIA

**Valuation Report**

01/31/2024

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Account: 251 Card: 1 of 1

Map/Lot:  
 Location:

009-009  
 371 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.27	Acres-Rear Land 1	400.00	508	100%		508
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.27						Land Total 16,508

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	484 Sqft	Grade D 110	Base		57,322
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		-131
						0
Foundation	Concrete Block	Basement	Wet 1/2 Bmt	Basement		-2,196
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		894
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,706
Attic	None			Attic		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	58,595
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	36,182	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1960	216	D 110	4.115	Ava.	2,541
Wood Deck	1960	144	D 110	632	Ava.	390
Frame Garage	1960	552	D 110	8.837	Ava.	5,457
Basement Entrv	1960	25	D 110	911	Ava.	562
Frame Shed	1960	144	E 100	842	Ava+	598
Frame Shed	1960	288	E 100	1.394	Ava-	767
Outbuilding Total						10,315

**Acpt Land** 16,500 **Accepted Bldg** 46,500 **Total** 63,000

Charlotte  
 Name: EUROVIA ATLANTIC COAST LLC

**Valuation Report**

01/31/2024

Page 247

Map/Lot:

009-010

Account: 252 Card: 1 of 1

Location:

CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD  
 Tree Growth 1982  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2019 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
14.00	Acres-Softwood TG	135.00	1,607	100%		1,607	
11.00	Acres-Mixed Wood TG	165.00	1,543	90%	Unimproved	1,388	
Total Acres 25.00			Land Total		2,995		
<b>Accpt Land</b>		3,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						3,000	

Charlotte  
 Name: SHERRARD, MICHAEL  
 MORGAN A. SHERRARD  
 Account: 253 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 248  
 Map/Lot: 009-011  
 Location: CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 01/12/2021  
 Sale Price 22,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
26.00	Acres-Rear Land 1	400.00	10,400	100%		10,400	
Total Acres 27.00					Land Total	14,900	
<b>Acpt Land</b>		14,900	<b>Accepted Bldg</b>		0	<b>Total</b>	14,900



Charlotte  
Name: DONOVAN BRIAN

**Valuation Report**

01/31/2024

Page 249

Map/Lot:

009-012

Location:

CHARLOTTE RD

Account: 254 Card: 1 of 1

Neighborhood 26 CHARLOTTE RD  
Tree Growth 2017  
Zoning/Use Residential  
Topography Rolling  
Utilities None  
Street Paved

**Sale Data**  
Sale Date 08/12/2016  
Sale Price 38,000  
Sale Type Land & Buildings  
Financing Cash Sale  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
Tree Growth 2027 1st Mortgage 0  
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
32.00	Acres-Softwood TG	135.00	3,672	100%		3,672	
34.00	Acres-Hardwood TG	130.00	3,757	100%		3,757	
4.00	Acres-Rear Land 2	300.00	1,200	100%		1,200	
1.50	Acres-Class II Roads	1,000.00	1,500	100%		1,500	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
Total Acres 72.50			Land Total		15,129		

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	0	153	D 100	3.235	D Gr	100%	60%	100%	1,941
Outbuilding Total								1,941	
<b>Acpt Land</b>		15,100	<b>Accepted Bldg</b>		1,900	<b>Total</b>		17,000	

Charlotte  
Name: JAMES, DAVID

**Valuation Report**

01/31/2024

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Map/Lot:

009-013

Account: 255 Card: 1 of 1

Location:

CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
26.00	Acres-Rear Land 1	400.00	10,400	100%		10,400	
Total Acres 27.00					Land Total	15,400	
<b>Acpt Land</b>		15,400	<b>Accepted Bldg</b>		0	<b>Total</b>	15,400

Charlotte  
 Name: EUROVIA ATLANTIC COAST LLC

**Valuation Report**

01/31/2024

Page 251

Account: 256 Card: 1 of 1

Map/Lot:  
 Location:

009-014  
 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 9 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Gravel	10,000.00	80,000	100%		80,000
80.00	Acres-Rear Land 1	400.00	32,000	100%		32,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 88.00			Land Total			118,000

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2000	320	D 100	5.542	Ava.	100%	100%	100%	5,542	
<b>Outbuilding Total</b>									<b>5,542</b>	
<b>Accpt Land</b>		118,000	<b>Accepted Bldg</b>		5,500	<b>Total</b>			123,500	

Charlotte  
 Name: EUROVIA ATLANTIC COAST LLC.

**Valuation Report**

01/31/2024

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Account: 257 Card: 1 of 1

Map/Lot:  
 Location:

009-014-1  
 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 04/01/2015  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.11	Acres-Class II Roads	1,000.00	110	90%	Unimproved	99	
Total Acres 0.11			Land Total		99		
<b>Acpt Land</b>		100	<b>Accepted Bldg</b>		0	<b>Total</b>	100

Charlotte  
Name: JAMES, ERNEST

**Valuation Report**

01/31/2024

Page 253

Account: 258 Card: 1 of 1

Map/Lot:  
Location:

009-015  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Rear Land 1	400.00	200	100%	Restrictio	200	
Total Acres 0.50				Land Total		200	
<b>Acpt Land</b>		200	<b>Accepted Bldg</b>		0	<b>Total</b>	200

Charlotte  
Name: EUROVIA ATLANTIC COAST LLC.

**Valuation Report**

01/31/2024

Page 254

Map/Lot:

009-016

Account: 259 Card: 1 of 1

Location:

CRUSHED ROCK RD

Neighborhood 29 CRUSHED ROCK RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
132.00	Acres-Rear Land 1	400.00	52,800	100%	52,800	
Total Acres 132.00				Land Total	52,800	
	<b>Acpt Land</b>	52,800	<b>Accepted Bldg</b>	0	<b>Total</b>	52,800

Charlotte  
Name: EUROVIA ATLANTIC COAST LLC.

**Valuation Report**

01/31/2024

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Map/Lot:

009-017

Account: 260 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.70	Acres-Rear Land 1	400.00	3,080	100%		3,080
Total Acres 7.70				Land Total		3,080
<b>Acpt Land</b>		3,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						3,100

Charlotte  
 Name: JAMES, ERNEST  
 JAMES, PRISCILLA

**Valuation Report**

01/31/2024

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Account: 261 Card: 1 of 2

Map/Lot:  
 Location:

009-018  
 9 PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 13  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
7.00	Acres-Rear Land 2	300.00	2,100	100%		2,100
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 58.00			Land Total			44,100

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade C 100	Base		78,144
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		1,682
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							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1977	0	Typical	Typical	Good	84%	100%	100%	79,826	
Functional Obsolescence		Economic Obsolescence							
None		None						67,054	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	120	C 100	1.981	Good	84%	100%	100%	1.664
Stable w/Loft	1977	960	C 100	12.670	Good	84%	100%	100%	10.643
Frame Shed	1977	288	C 100	2.787	Good	84%	100%	100%	2.341
Frame Shed	1996	80	E 100	597	Ava.	84%	100%	100%	501
One Storv Frame	1996	960	C 100	20.275	Ava.	84%	100%	100%	17.031
Frame Garage	1996	3	C 100	1.744	Ava.	84%	100%	100%	1.465
Frame Shed	1996	80	E 100	597	Ava.	84%	100%	100%	501
One Storv Frame	1996	960	B 100	24.736	Ava.	84%	100%	100%	20.778
Frame Shed	2021	120	C 100	1.500	Ava.	100%	100%	100%	1.500
Asph Pavina /00	1996	20	C 100	1.857	Ava.	84%	100%	100%	1.560
Outbuilding Total									57,984

**Acpt Land** 44,100 **Accepted Bldg** 125,000 **Total** 169,100



Charlotte  
Name: JAMES, ERNEST  
JAMES, PRISCILLA

**Valuation Report**

01/31/2024

Page 257

Account: 261 Card: 2 of 2

Map/Lot:  
Location:

009-018  
9 PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

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**Acpt Land**

0 **Accepted Bldg**

0 **Total**

0

Charlotte  
Name: JAMES, ERNEST  
JAMES, PRISCILLA  
Account: 261

**Valuation Report**

01/31/2024  
Page 258  
009-018  
9 PINE KNOLL DR

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	44,100	125,000	169,100	44,100	125,000	169,100
2	0	0	0	0	0	0
<b>TOTAL</b>	44,100	125,000	169,100	44,100	125,000	169,100

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 13  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
11.00	Acres-Rear Land 1	400.00	4,400	100%		4,400
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 12.00						Land Total 23,400

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,144 Sqft	Grade C 100	Base		74,448
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		1,562
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
1978	0	Typical	Typical	Average	Typical	76,010
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	57,008	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1978	340	C 100	7.181	Ava.	5.386
Encl Frame Porch	1978	120	C 100	1.981	Ava.	1.486
2 Storv Cow Barn	1960	2070	C 100	46.936	Ava.	30.039
Frame Shed	1960	700	D 100	4.873	Ava.	3.119
Frame Shed	1960	450	D 100	3.303	Ava.	2.114
Frame Shed	1960	350	D 100	2.675	Ava.	1.712
Frame Shed	1960	320	D 100	2.486	Ava.	1.193
Outbuilding Total						45,049

<b>Acpt Land</b>	23,400	<b>Accepted Bldg</b>	102,100	<b>Total</b>	125,500
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Charlotte  
 Name: JAMES, LENA  
 JAMES, VERNA

**Valuation Report**

01/31/2024

Page 260

Account: 263 Card: 1 of 1

Map/Lot:  
 Location:

009-020  
 232 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000
24.00	Acres-Rear Land 3	200.00	4,800	100%		4,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	90%	Restrictio	2,700
Total Acres 125.00			Land Total			55,500

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	684 Sqft	Grade D 110	Base		70,610
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-1,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,474
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		-1,620
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1934	0	Typical	Typical	Good	Typical	69,368
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	71%	100%	100%	49,251	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Storv Frame	1934	252	D 110	4.800	Good	71%	100%	100%	3.408
Wood Deck	1934	60	D 110	329	Good	71%	100%	100%	234
One Storv Frame	1934	120	D 110	2.286	Good	71%	100%	100%	1.623
Wood Deck	1934	140	D 110	618	Good	71%	100%	100%	439
2S Frame Shed	1934	320	D 110	3.168	Good	71%	100%	100%	2.249
Stable w/Loft	1934	1443	D 100	14.516	Fair	30%	100%	100%	4.355
Frame Garage	1934	768	C 100	12.967	Ava.	50%	100%	100%	6.484
Frame Shed	1934	384	E 100	1.761	Fair	30%	100%	100%	528
Frame Shed	1934	432	E 100	1.945	Fair	30%	100%	100%	584
Frame Shed	1934	192	E 100	1.026	Poor	20%	100%	100%	205
Outbuilding Total									20,109

**Acpt Land** 55,500 **Accepted Bldg** 69,400 **Total** 124,900

Charlotte  
Name: JAMES, VERNA

**Valuation Report**

01/31/2024

Page 261

Account: 264 Card: 1 of 1

Map/Lot:  
Location:

009-020-1  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
23.00	Acres-Rear Land 1	400.00	9,200	100%		9,200	
Total Acres 24.00					Land Total	13,700	
<b>Acpt Land</b>		13,700	<b>Accepted Bldg</b>		0	<b>Total</b>	13,700

Charlotte  
Name: JAMES, VERNA

**Valuation Report**

01/31/2024

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Account: 265 Card: 1 of 1

Map/Lot:  
Location:

009-020-2  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
23.00	Acres-Rear Land 1	400.00	9,200	100%		9,200	
Total Acres 24.00					Land Total	13,700	
<b>Acpt Land</b>		13,700	<b>Accepted Bldg</b>		0	<b>Total</b>	13,700

Charlotte  
 Name: JAMES, LENA

**Valuation Report**

01/31/2024  
 Page 263  
 009-020-3  
 CHARLOTTE

Account: 266 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
22.50	Acres-Rear Land 1	400.00	9,000	100%		9,000	
Total Acres 23.50			Land Total		13,500		
<b>Acpt Land</b>		13,500	<b>Accepted Bldg</b>		0	<b>Total</b>	13,500

Charlotte  
 Name: JAMES, LENA  
 JAMES, VERNA

**Valuation Report**

01/31/2024  
 Page 264  
 009-020-4  
 CHARLOTTE RD

Account: 267 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
48.60	Acres-Rear Land 2	300.00	14,580	100%		14,580
Total Acres 99.60			Land Total			39,080
<b>Acpt Land</b>		39,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						39,100



Charlotte  
Name: JAMES, DAVID

**Valuation Report**

01/31/2024

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Account: 268 Card: 1 of 1

Map/Lot:  
Location:

009-020-5  
NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
28.00	Acres-Rear Land 1	400.00	11,200	100%	11,200	
Total Acres 28.00				Land Total	11,200	
	<b>Acpt Land</b>	11,200	<b>Accepted Bldg</b>	0	<b>Total</b>	11,200

Charlotte  
 Name: JAMES, DARREN

**Valuation Report**

01/31/2024

Page 266

Map/Lot:

009-021

Location:

NO ROAD

Account: 269 Card: 1 of 1

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
25.00	Acres-Rear Land 1	400.00	10,000	100%		10,000	
Total Acres 25.00					Land Total	10,000	
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>		0	<b>Total</b>	10,000

Charlotte  
 Name: RIVAS IRREVOCABLE TRUST DATED 11/27/17  
 RIVAS, SCOTT W (TRUSTEE)  
 Account: 270 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 267  
 009-021-1  
 OSCAR BROWN RD

Map/Lot:  
 Location:

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 200	\$250F-Round Pond	250.00	25,000	90%	Access	22,500	
560 X 200	\$250F-Round Pond	250.00	140,000	50%	Excess Frt	0	
560 X 200	\$250F-Round Pond	300.00	14,580	90%	Access	63,000	
33.00	Acres-Rear Land 1	400.00	13,200	100%		13,200	
Total Acres 36.03			Land Total			98,700	
<b>Acpt Land</b>		98,700	<b>Accepted Bldg</b>		0	<b>Total</b>	98,700

Charlotte  
 Name: JAMES, ERNEST  
 JAMES, PRISCILLA  
 Account: 271 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 268  
 Map/Lot: 009-021-2+4  
 Location: OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD  
 Tree Growth 2016  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 2025 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
25.00	Acres-Softwood TG	135.00	2,869	100%		2,869	
92.00	Acres-Mixed Wood TG	165.00	12,903	100%		12,903	
1.00	Acres-Wasteland	120.00	120	100%		120	
Total Acres 118.00			Land Total		15,892		
<b>Acpt Land</b>		15,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						15,900	

Charlotte  
 Name: JAMES, DARREN

**Valuation Report**

01/31/2024

Page 269

Map/Lot:

009-021-3

Account: 272 Card: 1 of 1

Location:

OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

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

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 200	\$250F-Round Pond	250.00	25,000	80%	Access	20,000	
560 X 200	\$250F-Round Pond	250.00	140,000	50%	Excess Frt	0	
560 X 200	\$250F-Round Pond	120.00	120	80%	Access	56,000	
7.50	Acres-Rear Land 1	400.00	3,000	80%	Access	2,400	
Total Acres 10.53			Land Total			78,400	
<b>Acpt Land</b>		78,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						78,400	

Charlotte  
 Name: US GOVERNMENT MOOSEHORN REFUGE

**Valuation Report**

01/31/2024

Page 270

Map/Lot:

009-022

Account: 273 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
40.00	Acres-Rear Land 1	400.00	16,000	100%		16,000	
Total Acres 40.00					Land Total	16,000	
<b>Acpt Land</b>		16,000	<b>Accepted Bldg</b>		0	<b>Total</b>	16,000

Charlotte  
 Name: JAMES, DARREN

**Valuation Report**

01/31/2024

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Map/Lot:

010-001

Location:

PINE KNOLL DR

Account: 449 Card: 1 of 1

Neighborhood 55 PINE KNOLL DR

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

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
21.40	Acres-Rear Land 1	400.00	8,560	100%		8,560	
Total Acres 22.40			Land Total		13,060		
<b>Acpt Land</b>		13,100	<b>Accepted Bldg</b>		0	<b>Total</b>	13,100

Charlotte  
Name: JAMES, ERNEST

**Valuation Report**

01/31/2024

Page 272

Map/Lot:

010-001-1

Account: 450 Card: 1 of 1

Location:

PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
20.90	Acres-Rear Land 1	400.00	8,360	100%		8,360	
Total Acres 21.90					Land Total	12,860	
<b>Acpt Land</b>		12,900	<b>Accepted Bldg</b>		0	<b>Total</b>	12,900



Charlotte  
 Name: SUNRISE SAND & GRAVEL

**Valuation Report**

01/31/2024

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Map/Lot:

010-002

Account: 451 Card: 1 of 1

Location:

PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
48.44	Acres-Rear Land 2	300.00	14,532	100%		14,532
Total Acres 98.44			Land Total			34,532
<b>Acpt Land</b>		34,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						34,500

Charlotte  
 Name: JAMES, ERNEST  
 JAMES, PRISCILLA  
 Account: 453 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 274  
 Map/Lot: 010-002-1  
 Location: PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Blueberry	2,000.00	20,000	100%		20,000
1.00	Acres-Gravel	10,000.00	10,000	100%		10,000
6.56	Acres-Rear Land 1	400.00	2,624	100%		2,624
Total Acres 17.56			Land Total			32,624
<b>Acpt Land</b>		32,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						32,600

Charlotte  
 Name: SMITH, KRYSTIN  
 LAPLANTE, BRANDEN

**Valuation Report**

01/31/2024

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Account: 454 Card: 1 of 1

Map/Lot:  
 Location:

010-003  
 219 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

**Sale Data**  
 Sale Date 05/30/2019  
 Sale Price 104,410  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.60	Acres-Rear Land 1	400.00	240	100%		240
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60						Land Total 16,240

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	550 Sqft	Grade C 100	Base		70,290
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		-1,507
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,313
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
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
1945	0	Typical	Typical	Good	Typical	74,596
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	55,201	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1945	208	C 100	4.393	Good	74%	100%	100%	3.251
One Storv Frame	1945	154	C 100	3.252	Good	74%	100%	100%	2.406
One Storv Frame	1945	228	C 100	4.815	Good	74%	100%	100%	3.563
Open Frame Porch	1945	144	C 100	1.263	Good	74%	100%	100%	935
Stable w/Loft	1945	616	D 100	7.450	Ava.	55%	100%	100%	4.098
Frame Shed	1945	240	D 100	1.984	Ava.	55%	100%	100%	1.091
Outbuilding Total									15,344

**Acpt Land** 16,200 **Accepted Bldg** 70,500 **Total** 86,700

Charlotte  
Name: LEARY, JEFFREY C

**Valuation Report**

01/31/2024

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Map/Lot:

010-003-1

Account: 455 Card: 1 of 1

Location:

209 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

**Sale Data**  
Sale Date 04/17/2020  
Sale Price 95,000  
Sale Type Land & Buildings  
Financing Assumed Mortgage  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.40	Acres-Rear Land 1	400.00	160	100%		160
Total Acres 1.40			Land Total			16,160

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 3/4 Story	735 Sqft	Grade C 100	Base		81,323
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		-10,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-4,822
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Typical	Typical	Average	Typical	66,072	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	90%	100%	52,329

<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2002	160	C 100	1.807	Ava.	85%	90%	100%		1,382
Outbuilding Total										1,382

**Acpt Land** 16,200 **Accepted Bldg** 53,700 **Total** 69,900

Account: 456 Card: 1 of 1

Map/Lot: 010-004  
 Location: 199 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 37  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
60.00	Acres-Rear Land 1	400.00	24,000	100%		24,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 61.00			Land Total			40,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Storage Trailer	1970	1	D 100	1.640	Ava.	69%	100%	100%	1.132
One Storv Frame	1970	2256	B 100	58.129	Ava.	69%	100%	100%	40.109
Concrete Slab	1970	2256	C 100	5.798	Ava.	69%	100%	100%	4.001
Frame Shed	1970	592	D 100	4.195	Ava.	69%	100%	100%	2.895
Frame Shed	1970	128	E 100	780	Ava-	61%	100%	100%	476
Frame Shed	1970	300	E 100	1.440	Ava-	61%	100%	100%	878
Frame Shed	1970	312	E 100	1.486	Ava.	69%	100%	100%	1.025
Frame Shed	1970	96	E 100	658	Ava.	69%	100%	100%	454
Frame Shed	1970	130	E 100	788	Ava.	69%	100%	100%	544
2S Frame Shed	1970	64	E 100	584	Ava.	69%	100%	100%	403
Outbuilding Total									51,917
<b>Accpt Land</b>		40,000	<b>Accepted Bldg</b>		51,900	<b>Total</b>			91,900

Charlotte  
Name: ACKLEY, HEIRS OF THEODORE

**Valuation Report**

01/31/2024

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Account: 457 Card: 1 of 1

Map/Lot:  
Location:

010-005  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Gravel	10,000.00	10,000	100%	10,000	
4.60	Acres-Rear Land 1	400.00	1,840	100%	1,840	
Total Acres 5.60			Land Total		11,840	
<b>Acpt Land</b>		11,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						11,800

Charlotte  
 Name: SUNRISE SAND & GRAVEL

**Valuation Report**

01/31/2024

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Account: 452 Card: 1 of 1

Map/Lot:  
 Location:

010-006  
 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
76.65	Acres-Rear Land 1	400.00	30,660	100%		30,660
36.00	Acres-Gravel	10,000.00	360,000	100%		360,000
Total Acres 113.65			Land Total			400,660

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1980	448	C 100	8.272	Ava.	75%	100%	100%	6,204	
Outbuilding Total									6,204	
<b>Accpt Land</b>		400,700	<b>Accepted Bldg</b>		6,200	<b>Total</b>		406,900		

Charlotte  
 Name: EUROVIA ATLANTIC COAST LLC.

**Valuation Report**

01/31/2024

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Account: 458 Card: 1 of 1

Map/Lot:  
 Location:

010-006-1  
 1042 STATION RD

Neighborhood 67 STATION RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
6.00	Acres-Rear Land 1	400.00	2,400	100%		2,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00			Land Total			18,400

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Concrete Slab	2000	320	C 100	822	Ava.	86%	100%	100%	707	
Outbuilding Total									707	
<b>Accpt Land</b>		18,400	<b>Accepted Bldg</b>		700	<b>Total</b>			19,100	



Charlotte  
 Name: CHARLOTTE, TOWN OF  
 SAND PILE

**Valuation Report**

01/31/2024  
 Page 281  
 010-006-2  
 STATION RD

Account: 459 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 67 STATION RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000
0.35	Acres-Rear Land 1	400.00	140	100%		140
Total Acres 1.35			Land Total			5,140
<b>Acpt Land</b>		5,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						5,100

Charlotte  
 Name: CHARLOTTE, TOWN OF  
 CHARLOTTE ROUND POND CEMETERY  
 Account: 460 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 282  
 010-007  
 CHARLOTTE RD

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
6.76	Acres-Rear Land 1	400.00	2,704	100%		2,704	
Total Acres 7.76					Land Total	7,704	
<b>Acpt Land</b>		7,700	<b>Accepted Bldg</b>		0	<b>Total</b>	7,700

Charlotte  
Name: SUNRISE SAND & GRAVEL

**Valuation Report**

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Account: 461 Card: 1 of 1

Map/Lot:  
Location:

010-007-1  
NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.44	Acres-Rear Land 1	400.00	176	100%	176	
Total Acres 0.44			Land Total		176	
<b>Acpt Land</b>		200	<b>Accepted Bldg</b>		0	
			<b>Total</b>		200	

Charlotte  
Name: MAINE,STATE OF

**Valuation Report**

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Page 284  
010-008  
STATION RD

Account: 462 Card: 1 of 1 Map/Lot:  
Location:

Neighborhood 67 STATION RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 41 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
31.00	Acres-Rear Land 1	400.00	12,400	100%	12,400	
Total Acres 31.00				Land Total	12,400	
	<b>Accpt Land</b>	12,400	<b>Accepted Bldg</b>	0	<b>Total</b>	12,400

Charlotte  
Name: MAINE,STATE OF

**Valuation Report**

01/31/2024  
Page 285  
010-009  
STATION RD

Account: 463 Card: 1 of 1 Map/Lot:  
Location:

Neighborhood 67 STATION RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 41 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%	20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%	15,000	
Total Acres 100.00			Land Total		35,000	
<b>Acpt Land</b>		35,000	<b>Accepted Bldg</b>		0	
					<b>Total</b> 35,000	

Neighborhood 75 NO ROAD

Zoning/Use Shorefront  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	50%	Access	17,500
370 X 100	\$/FF -Pennamaquan Lake	350.00	91,570	10%	Excess Frt	9,157
1.69	Acres-Rear Land 1	400.00	676	100%		676
Total Acres 3.00						Land Total 27,333

Dwelling Description				Replacement Cost New	
Conventional	One Story	488 Sqft	Grade E 100	Base	23,448
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	-4,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,848
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-366
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Obsolete	None	Average	Typical	14,597
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	91%	86%	90%	10,281	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	105	E 100	481	Ava.	91%	86%	90%	339
Wood Deck	2008	18	E 100	98	Ava.	91%	86%	90%	69
Wood Deck	2008	60	E 100	182	Ava.	91%	86%	90%	129
Outbuilding Total									537

<b>Acpt Land</b>	27,300	<b>Accepted Bldg</b>	10,800	<b>Total</b>	38,100
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Charlotte  
Name: SMITH, SADIE

**Valuation Report**

01/31/2024

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Account: 465 Card: 1 of 1

Map/Lot:  
Location:

010-011  
station rd

Neighborhood 67 STATION RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000 90%	Unimproved	4,500	
41.00	Acres-Rear Land 1	400.00	16,400 100%		16,400	
Total Acres 42.00			Land Total		20,900	
<b>Acpt Land</b>		20,900	<b>Accepted Bldg</b>	0	<b>Total</b>	20,900

Charlotte  
Name: MAINE,STATE OF

**Valuation Report**

01/31/2024  
Page 288  
010-012  
STATION RD

Account: 466 Card: 1 of 1 Map/Lot:  
Location:

Neighborhood 67 STATION RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 41 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.10	Acres-Baselot	5,000.00	500	90%	Unimproved	450	
Total Acres 0.10				Land Total		450	
<b>Accpt Land</b>		500	<b>Accepted Bldg</b>		0	<b>Total</b>	500



Charlotte  
Name: MAINE,STATE OF

**Valuation Report**

01/31/2024

Page 289

Map/Lot:

010-013

Account: 467 Card: 1 of 1

Location:

STATE RD

Neighborhood 67 STATION RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 41 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.17	Acres-Baselot	5,000.00	850	90%	Unimproved	765	
Total Acres 0.17					Land Total	765	
<b>Accpt Land</b>		800	<b>Accepted Bldg</b>		0	<b>Total</b>	800

Charlotte  
Name: BAYLISS, WILLIAM HEIRS

**Valuation Report**

01/31/2024

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Map/Lot:

010-014

Account: 468 Card: 1 of 1

Location:

NO ROAD

Neighborhood 67 STATION RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28.00	Acres-Wasteland	120.00	3,360	100%		3,360
Total Acres 28.00					Land Total	3,360
<b>Acpt Land</b>		3,400	<b>Accepted Bldg</b>	0	<b>Total</b>	3,400

Account: 149 Card: 1 of 1

Map/Lot:  
Location:

011-001  
861 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
11.00	Acres-Rear Land 1	400.00	4,400	100%		4,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.00			Land Total			20,400

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,203 Sqft	Grade C 100	Base		113,850
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		-902
Fin. Basement Area	500 Sqft, Grade D	Basement Gar	None	Fin Bsmt		5,412
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-1,624
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			121,236
1910	2004	Typical	Typical	Good	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%		84,865

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2004	690	C 100	14.573	Good	70%	100%	100%	10.201
Wood Deck	2004	330	C 100	1.445	Good	70%	100%	100%	1.011
Open Frame Porch	1910	132	C 100	1.170	Good	70%	100%	100%	819
Frame Garage	1960	1140	C 100	18.424	Ava.	64%	100%	100%	11.791
Outbuilding Total									23,822

<b>Acpt Land</b>	20,400	<b>Accepted Bldg</b>	108,700	<b>Total</b>	129,100
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Charlotte  
 Name: KNOWLES, PETER  
 KNOWLES, CYNTHIA

**Valuation Report**

01/31/2024

Page 292

Account: 150 Card: 1 of 1

Map/Lot:  
 Location:

011-001-1  
 861 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Wasteland	120.00	480	100%		480	
Total Acres 4.00			Land Total		480		
<b>Acpt Land</b>		500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						500	

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
Sale Date 09/29/2010  
Sale Price 83,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Renovations

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 2 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
24.00	Acres-Rear Land 1	400.00	9,600	100%		9,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.00			Land Total			25,600

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One & 3/4 Story	432 Sqft	Grade D 110	Base	57,054
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-892
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	-1,023
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>					<b>Layout</b>		<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition	Typical		55,139
1890	1940	Old Type	Old Type	Good	Phys. %	Econ. %	Value(Rcnd)
None		None		70%	95%	100%	36,667

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1890	260	D 110	4.953	Good	70%	95%	100%	3.294
Wood Deck	1890	72	D 110	373	Good	70%	95%	100%	248
Frame Garae	1890	624	C 100	10.854	Ava.	50%	100%	100%	5.427
Outbuilding Total									8,969

<b>Acpt Land</b>	25,600	<b>Accepted Bldg</b>	45,600	<b>Total</b>	71,200
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Charlotte  
 Name: GORENA, DAVID  
 GORENA, DENISE

**Valuation Report**

01/31/2024

Page 294

Account: 152 Card: 1 of 1

Map/Lot:  
 Location:

011-003  
 885 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

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

**Sale Data**  
 Sale Date 11/02/2015  
 Sale Price 130,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
19.00	Acres-Rear Land 1	400.00	7,600	100%		7,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00			Land Total			23,600

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	939 Sqft	Grade C 100	Base		93,490
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		-2,149
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1940	1995	Typical	Typical	Good	Typical		91,341
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	73%	100%	100%	66,679		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1960	24	C 100	221	Good	73%	100%	100%	161
1 & 1/2 Storv Fr	1960	168	C 100	4.825	Good	73%	100%	100%	3.522
2S Frame Shed	1960	336	C 100	3.659	Good	73%	100%	100%	2.671
Stable w/Loft	1960	600	C 100	8.919	Good	73%	100%	100%	6.511
Frame Shed	1960	120	C 100	1.500	Good	73%	100%	100%	1.095
Frame Shed	1960	320	C 100	3.032	Good	73%	100%	100%	2.213
Outbuilding Total									16,173

**Acpt Land** 23,600 **Accepted Bldg** 82,900 **Total** 106,500

Charlotte  
Name: COTIER, SCOTT A

**Valuation Report**

01/31/2024

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Map/Lot:

011-004

Location:

MT TOM RD

Account: 153 Card: 1 of 1

Neighborhood 48 MT TOM RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000 90%	Unimproved	9,000	
46.50	Acres-Rear Land 1	400.00	18,600 100%		18,600	
Total Acres 47.50			Land Total		27,600	
<b>Acpt Land</b>		27,600	<b>Accepted Bldg</b>	0	<b>Total</b>	27,600

Charlotte  
 Name: TAYLOR, LUCAS C  
 TAYLOR, ANDERSON JEANETTE M  
 Account: 154 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 296  
 011-004-1  
 440 MT TOM RD

Neighborhood 48 MT TOM RD

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

**Sale Data**  
 Sale Date 11/30/2017  
 Sale Price 78,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.57	Acres-Rear Land 1	400.00	1,028	100%		1,028
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.57			Land Total			17,028

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,244 Sqft	Grade C 100	Base		111,680
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		-933
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		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
1800	2012	Typical	Typical	Good	Typical	113,747
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	79,623	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1800	24	C 100	336	Good	235
Frame Shed	1800	766	D 100	5.288	Ava.	2,644
Frame Garage	1800	132	D 100	2.982	Ava.	1,491
Frame Bav Window	1800	20	C 100	913	Good	639
Frame Bav Window	1800	20	C 100	913	Good	639
Outbuilding Total						5,648

**Acpt Land** 17,000 **Accepted Bldg** 85,300 **Total** 102,300



Charlotte  
 Name: MOWERY, ROY  
 MOWERY, LINDA

**Valuation Report**

01/31/2024

Page 297

Account: 155 Card: 1 of 1

Map/Lot:  
 Location:

011-005  
 17 GRANDVIEW RD

Neighborhood 36 GRANDVIEW RD

**Sale Data**

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

Sale Date 09/13/2014  
 Sale Price 145,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 2 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.60	Acres-Rear Land 1	400.00	640	100%		640
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.60						Land Total 16,640

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	114,047
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 Full Bmt	Basement	0
Fin. Basement Area	416 Sqft, Grade B	Basement Gar	None	Fin Bsmt	6,699
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,518
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,490
Attic	None			Attic	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	128,754	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		90%	100%	100%	115,879

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	2006	244	B 100	2.484	Ava.	90%	100%	100%	2.236
Wood Deck	2006	280	B 100	1.519	Ava.	90%	100%	100%	1.367
2S Frame Garaae	2006	576	B 100	15.008	Ava.	90%	100%	100%	13.507
Frame Shed	2006	64	E 100	536	Ava.	89%	100%	100%	477
Outbuilding Total									17,587

**Acpt Land** 16,600 **Accepted Bldg** 133,500 **Total** 150,100

Charlotte  
 Name: PIERCE, AMY E  
 KREPPEIN, JOHN P

**Valuation Report**

01/31/2024

Page 298

Account: 156 Card: 1 of 1

Map/Lot:  
 Location:

011-005-1  
 7 GRANDVIEW RD

Neighborhood 36 GRANDVIEW RD

**Sale Data**  
 Sale Date 03/30/2021  
 Sale Price 18,500  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
1.08	Acres-Rear Land 1	400.00	432	100%		432	
Total Acres 2.08			Land Total		9,432		
<b>Acpt Land</b>		9,400	<b>Accepted Bldg</b>		0	<b>Total</b> 9,400	

Account: 157 Card: 1 of 2

Map/Lot: 011-006  
Location: 29 GRANDVIEW RD

Neighborhood 36 GRANDVIEW RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
4.34	Acres-Rear Land 1	400.00	1,736	100%		1,736
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.34			Land Total			17,736

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	648 Sqft	Grade D 110	Base		65,772
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		-3,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,630
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	59,494
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	35,696	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1950	270	D 110	5.144	Ava.	3,086
Encl Frame Porch	1950	80	D 110	1.419	Ava.	851
Frame Shed	1950	192	E 100	1.026	Poor	308
Frame Shed	1950	320	E 100	1.516	Ava-	743
Frame Shed	1950	64	E 100	536	Poor	161
Outbuilding Total						5,149

<b>Acpt Land</b>	17,700	<b>Accepted Bldg</b>	40,800	<b>Total</b>	58,500
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Account: 157 Card: 2 of 2

Map/Lot:  
Location:

011-006  
29 GRANDVIEW RD

Neighborhood 36 GRANDVIEW RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.86	Acres-Rear Land 1	400.00	344	100%		344
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.86			Land Total			16,344

Dwelling Description				Replacement Cost New	
Conventional	Two Story	480 Sqft	Grade D 100	Base	56,505
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	-6,780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,772
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,690
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,181
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Obsolete	Obsolete	Average	Typical	40,082	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		79%	45%	100%	14,249

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Storv Frame	2003	288	D 100	4.988	Ava.	79%	45%	100%		1,773
Outbuilding Total										1,773

**Acpt Land** 16,300 **Accepted Bldg** 16,000 **Total** 32,300

Charlotte  
Name: MEHR, MICHAEL PATRICK JR

**Valuation Report**

01/31/2024

Page 301

Map/Lot:

011-006

Location:

29 GRANDVIEW RD

Account: 157

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	17,700	40,800	58,500	17,700	40,800	58,500
2	16,300	16,000	32,300	16,300	16,000	32,300
<b>TOTAL</b>	34,000	56,800	90,800	34,000	56,800	90,800

Charlotte  
 Name: JOHNSON, TERRY M

**Valuation Report**

01/31/2024

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Map/Lot:

011-007

Location:

MT TOM RD

Account: 158 Card: 1 of 1

Neighborhood 48 MT TOM RD

<b>Sale Data</b>	
Sale Date	07/31/2017
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Related Parties

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
23.00	Acres-Rear Land 1	400.00	9,200	100%		9,200	
Total Acres 24.00			Land Total		18,200		
<b>Acpt Land</b>		18,200	<b>Accepted Bldg</b>		0	<b>Total</b>	18,200

Charlotte  
Name: JOHNSON, TERRY M

**Valuation Report**

01/31/2024  
Page 303  
011-007-001  
MT TOM RD

Account: 159 Card: 1 of 1  
Map/Lot: Location:

Neighborhood 48 MT TOM RD

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Semi-Improved

**Sale Data**  
Sale Date 11/21/2022  
Sale Price 24,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
7.30	Acres-Rear Land 1	400.00	2,920	100%		2,920	
Total Acres 8.30			Land Total		11,920		
<b>Acpt Land</b>		11,900	<b>Accepted Bldg</b>		0	<b>Total</b>	11,900

Charlotte  
Name: JOHNSON, TERRY

**Valuation Report**

01/31/2024

Page 304

Map/Lot:

011-008

Account: 160 Card: 1 of 1

Location:

17 TREE FARM LN

Neighborhood 70 TREE FARM LN

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

**Sale Data**  
Sale Date 07/30/2017  
Sale Price 0  
Sale Type Land & Buildings  
Financing Conventional  
Verified Family Member  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
44.50	Acres-Rear Land 1	400.00	17,800	100%		17,800
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 45.50						Land Total 32,300

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	759 Sqft	Grade D 100	Base	53,045
Exterior	Brick	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,052
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	SFLA	759	Insulation	-560
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1953	0	Typical	Typical	Above Average	Typical	51,433	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		69%	100%	100%	35,489

**Acpt Land** 32,300 **Accepted Bldg** 35,500 **Total** 67,800



Charlotte  
Name: JOHNSON, TERRY

**Valuation Report**

01/31/2024

Page 305

Account: 161 Card: 1 of 1

Map/Lot:  
Location:

011-008-1  
MT TOM RD

Neighborhood 48 MT TOM RD

<b>Sale Data</b>	
Sale Date	04/16/2020
Sale Price	4,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Family Member
Validity	Related Parties

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Semi-Improved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
0.50	Acres-Rear Land 1	400.00	200	100%		200	
Total Acres 1.50			Land Total		9,200		
<b>Acpt Land</b>		9,200	<b>Accepted Bldg</b>		0	<b>Total</b> 9,200	

Charlotte  
 Name: BALDWIN, WILLIAM J  
 BALDWIN, BARBARA Y

**Valuation Report**

01/31/2024

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Account: 162 Card: 1 of 1

Map/Lot:  
 Location:

011-009  
 45 TREE FARM LN

Neighborhood 70 TREE FARM LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Lake/PondSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot Behind RR	40,000.00	40,000	100%		40,000
17.00	Acres-Baselot Behind RR	40,000.00	680,000	10%	Excess Frt	68,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.00			Land Total			114,000

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	480 Sqft	Grade D 100	Base		51,924
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-2,435
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		-886
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Good	Typical	41,469
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	34,834	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
1 & 1/2 Storv Fr	2007	240	D 100	5.652	Good	84%	100%	100%	4.748
Open Frame Porch	1978	238	D 100	1.632	Good	84%	100%	100%	1.371
Frame Shed	1978	55	D 100	822	Good	84%	100%	100%	690
Frame Shed	2014	64	D 100	878	Good	84%	100%	100%	738
Outbuilding Total									7,547

**Acpt Land** 114,000 **Accepted Bldg** 42,400 **Total** 156,400

Charlotte  
Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

Page 307

Map/Lot:

011-010

Account: 163 Card: 1 of 1

Location:

MT TOM RD

Neighborhood 48 MT TOM RD

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000 90%	Unimproved		9,000	
5.80	Acres-Rear Land 1	400.00	2,320 100%			2,320	
Total Acres 6.80				Land Total		11,320	
<b>Acpt Land</b>		11,300	<b>Accepted Bldg</b>	0	<b>Total</b>	11,300	

Charlotte  
Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

Page 308

Map/Lot:

011-011

Location:

MT TOM RD

Account: 164 Card: 1 of 1

Neighborhood 48 MT TOM RD

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.00	Acres-Rear Land 1	400.00	3,200	90%	Unimproved	2,880	
4.00	Acres-Wasteland	120.00	480	100%		480	
Total Acres 12.00			Land Total			3,360	
<b>Acpt Land</b>		3,400	<b>Accepted Bldg</b>		0	<b>Total</b>	3,400

Charlotte  
 Name: ANNIS, CHRISTOPHER D

**Valuation Report**

01/31/2024

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Map/Lot:

011-012

Location:

MT TOM RD

Account: 165 Card: 1 of 1

Neighborhood 48 MT TOM RD

Sale Data	
Sale Date	07/12/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
28.00	Acres-Rear Land 1	400.00	11,200	100%		11,200	
15.00	Acres-Wasteland	120.00	1,800	100%		1,800	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
Total Acres 44.00			Land Total			22,000	
<b>Accpt Land</b>		22,000	<b>Accepted Bldg</b>		0	<b>Total</b>	22,000

Charlotte  
 Name: PARKER, RAYMOND J  
 PARKER, JESSIE L

**Valuation Report**

01/31/2024  
 Page 310  
 011-013  
 MT TOM RD

Account: 166 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 48 MT TOM RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
43.00	Acres-Wasteland	120.00	5,160	100%		5,160	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
28.00	Acres-Rear Land 3	200.00	5,600	100%		5,600	
Total Acres 172.00			Land Total			54,760	
<b>Accpt Land</b>		54,800	<b>Accepted Bldg</b>		0	<b>Total</b>	54,800

Charlotte  
 Name: US GOVERNMENT  
 UNITED STATES OF AMERICA  
 Account: 174 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 311  
 Map/Lot: 012-001  
 Location: NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
91.00	Acres-Rear Land 3	200.00	18,200	100%		18,200	
Total Acres 191.00			Land Total			53,200	
<b>Acpt Land</b>		53,200	<b>Accepted Bldg</b>		0	<b>Total</b>	53,200

Charlotte  
Name: JAMES, LENA

**Valuation Report**

01/31/2024

Page 312

Account: 448 Card: 1 of 1

Map/Lot:  
Location:

012-002  
NO ROAD

Neighborhood 75 NO ROAD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.50	Acres-Wasteland	120.00	780	100%		780	
Total Acres 6.50				Land Total		780	
<b>Acpt Land</b>		800	<b>Accepted Bldg</b>		0	<b>Total</b>	800



Charlotte  
 Name: EUROVIA ATLANTIC COAST LLC.

**Valuation Report**

01/31/2024

Page 313

Map/Lot:

012-003

Account: 469 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
27.00	Acres-Wasteland	120.00	3,240	100%		3,240	
Total Acres 27.00					Land Total	3,240	
<b>Acpt Land</b>		3,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						3,200	

Charlotte  
 Name: US GOVERNMENT  
 UNITED STATES OF AMERICA

**Valuation Report**

01/31/2024  
 Page 314  
 012-004  
 NO ROAD

Account: 470 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
1.50	Acres-Rear Land 2	300.00	450	100%		450
Total Acres 51.50			Land Total			20,450
<b>Acpt Land</b>		20,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						20,500

Charlotte  
 Name: SHERRARD, MICHAEL  
 SHERRARD, MORGAN A  
 Account: 471 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 315  
 012-005  
 NO ROAD

Map/Lot:  
 Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 01/22/2021  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
17.00	Acres-Rear Land 1	400.00	6,800	100%		6,800	
Total Acres 17.00					Land Total	6,800	
<b>Acpt Land</b>		6,800	<b>Accepted Bldg</b>		0	<b>Total</b>	6,800

Charlotte  
 Name: US GOVERNMENT MOOSEHORN REFUGE

**Valuation Report**

01/31/2024

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Map/Lot:

012-006

Account: 472 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
681.00	Acres-Rear Land 3	200.00	136,200	100%		136,200	
Total Acres 781.00			Land Total			171,200	
<b>Accpt Land</b>		171,200	<b>Accepted Bldg</b>		0	<b>Total</b>	171,200

Charlotte  
 Name: US GOVERNMENT  
 THE UNITED STATES OF AMERICAN  
 Account: 473 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 317  
 012-007  
 NO ROAD

Map/Lot:  
 Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
95.00	Acres-Rear Land 3	200.00	19,000	100%		19,000	
Total Acres 195.00			Land Total		54,000		
<b>Accpt Land</b>		54,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						54,000	

Charlotte  
 Name: BRISSON, BOB MICHAEL

**Valuation Report**

01/31/2024

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Map/Lot:

012-008

Location:

NO ROAD

Account: 474 Card: 1 of 1

Neighborhood 75 NO ROAD  
 Tree Growth 2009  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 08/23/2018  
 Sale Price 37,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 2019 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
95.00	Acres-Softwood TG	135.00	10,901	100%		10,901	
14.00	Acres-Mixed Wood TG	165.00	1,964	100%		1,964	
7.00	Acres-Hardwood TG	130.00	774	100%		774	
43.00	Acres-Wasteland	120.00	5,160	100%		5,160	
1.00	Acres-Class II Roads	1,000.00	1,000	100%		1,000	
Total Acres 160.00			Land Total			19,799	
<b>Accpt Land</b>		19,800	<b>Accepted Bldg</b>		0	<b>Total</b>	19,800

Charlotte  
Name: COLE, TIMOTHY

**Valuation Report**

01/31/2024

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Account: 475 Card: 1 of 1

Map/Lot:  
Location:

012-009  
96 STANHOPE LN

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
66.00	Acres-Rear Land 3	200.00	13,200	100%		13,200	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
Total Acres 167.00					Land Total	53,200	
<b>Accpt Land</b>		53,200	<b>Accepted Bldg</b>		0	<b>Total</b>	53,200

Charlotte  
 Name: US GOVERNMENT MOOSEHORN REFUGE  
 UNITED STATES OF AMERICA  
 Account: 476 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 320  
 Map/Lot: 012-010  
 Location: NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 40 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000	
55.00	Acres-Rear Land 3	200.00	11,000	100%		11,000	
Total Acres 155.00			Land Total		46,000		
<b>Acpt Land</b>		46,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						46,000	



Charlotte  
 Name: CARTER, STEVEN P  
 CARTER, JUDITH M

**Valuation Report**

01/31/2024

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Account: 325 Card: 1 of 1

Map/Lot:  
 Location:

013-001  
 24 GOODEILL RD

Neighborhood 35 GOODEILL RD

**Sale Data**

Zoning/Use Town of Charlotte  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Sale Date 07/23/2018  
 Sale Price 29,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 NEWER CAMP & SHED  
 Tran/Land/Bldg 2 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
100 X 260	\$/FF -Moosehorn	150.00	17,103 100%		17,103
050 X 260	\$/FF -Moosehorn	150.00	8,551 50%	Excess Frt	4,276
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.90				Land Total	27,379

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	384 Sqft	Grade D 100	Base	34,873
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	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,759
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-283
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Below Average	Typical	38,349
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		51%	95%	100%
						<b>Value(Rcnld)</b>
						18,580

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1950	144	D 100	1.826	Ava-	51%	95%	100%	884
Wood Deck	1950	160	D 100	627	Ava-	51%	95%	100%	304
Open Frame Porch	1950	60	D 100	503	Ava-	51%	95%	100%	244
Wood Deck	1950	42	D 100	240	Ava-	51%	95%	100%	116
Frame Shed	1950	48	E 100	474	Poor	30%	100%	100%	142
Outbuilding Total									1,690

**Acpt Land**

27,400

**Accepted Bldg**

20,300

**Total**

47,700

Charlotte  
Name: GREALISH, EDWARD

**Valuation Report**

01/31/2024

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Map/Lot:

013-002

Account: 326 Card: 1 of 1

Location:

26 GOODEILL RD

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 06/01/2015  
Sale Price 55,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 2 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 217	\$/FF -Moosehorn	150.00	15,625	100%		15,625
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			21,625

Dwelling Description				Replacement Cost New	
Conventional	One Story	620 Sqft	Grade D 100	Base	43,001
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-153
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-9,926
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-2,097
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Average	Typical	30,825
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	18,495	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1950	72	D 100	339	Ava.	60%	100%	100%	203
Open Frame Porch	1950	200	D 100	1.391	Ava.	60%	100%	100%	835
Wood Deck	1950	80	D 100	365	Ava.	60%	100%	100%	219
Frame Garage	2006	840	C 100	14.023	Ava.	89%	100%	100%	12,480
Frame Shed	1950	64	D 100	878	Ava.	60%	100%	100%	527
Outbuilding Total									14,264

**Acpt Land** 21,600 **Accepted Bldg** 32,800 **Total** 54,400

Charlotte  
Name: CARTER, DAVID

**Valuation Report**

01/31/2024

Page 323

Map/Lot:

013-003

Account: 327 Card: 1 of 1

Location:

32 GOODEILL RD

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 174	\$/FF -Moosehorn	150.00	13,991	90%	Unimproved	12,592	
Total Acres 0.40					Land Total	12,592	
<b>Acpt Land</b>		12,600	<b>Accepted Bldg</b>		0	<b>Total</b>	12,600

Account: 328 Card: 1 of 1

Map/Lot:  
Location:

013-004  
32 GOODEILL RD

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 217	\$/FF -Moosehorn	150.00	15,625	100%		15,625
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			21,625

Dwelling Description				Replacement Cost New	
Conventional	One Story	652 Sqft	Grade D 110	Base	48,513
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	-9,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-2,426
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
2009	0	Typical	Typical	Good	Typical	36,785
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	34,210	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2009	120	D 110	972	Good	93%	100%	100%	904
Wood Deck	2009	36	D 110	243	Good	93%	100%	100%	226
Wood Deck	2009	160	D 110	690	Good	93%	100%	100%	642
Wood Deck	2009	36	E 100	134	Fair	80%	100%	100%	107
Outbuilding Total									1,879

**Acpt Land** 21,600 **Accepted Bldg** 36,100 **Total** 57,700

Charlotte  
 Name: CARTER, ARTHUR  
 CARTER, CYNTHIA B

**Valuation Report**

01/31/2024

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Account: 329 Card: 1 of 1

Map/Lot:  
 Location:

013-005  
 36 GOODEILL RD

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 2 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Moosehorn	150.00	15,000	100%		15,000
0.54	Acres-Rear Land 1	400.00	216	100%		216
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	21,216

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,098 Sqft	Grade C 100	Base	98,622
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	-3,176
Fin. Basement Area	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	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
1960	0	Typical	Typical	Good	Typical	102,946
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	81,327	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1960	106	C 100	549	Good	79%	100%	100%	434	
Wood Deck	1960	48	C 100	317	Good	79%	100%	100%	250	
Frame Shed	1960	754	E 100	3.178	Ava.	64%	100%	100%	2.034	
Wood Deck	1960	100	C 100	525	Good	79%	100%	100%	415	
2S Frame Garage	1960	1152	B 110	29.395	Good	78%	100%	100%	22.928	
Finished Attic	1960	1152	C 100	11.988	Good	78%	100%	100%	9.351	
Wood Deck	1960	56	C 100	349	Ava.	64%	100%	100%	223	
Frame Shed	1960	144	E 100	842	Ava.	64%	100%	100%	539	
Frame Shed	1960	280	E 110	1.499	Ava.	64%	100%	100%	959	
Outbuilding Total									37,133	

**Acpt Land** 21,200 **Accepted Bldg** 118,500 **Total** 139,700

Charlotte  
 Name: BRANTEL, ROSEMARY

**Valuation Report**

01/31/2024  
 Page 326  
 013-006  
 GOODEILL RD

Account: 330 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street Gravel

**Sale Data**  
 Sale Date 07/30/2015  
 Sale Price 7,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 435	\$/FF -Moosehorn	150.00	22,122	90%	Unimproved	19,910	
Total Acres 1.00			Land Total		19,910		
<b>Acpt Land</b>		19,900	<b>Accepted Bldg</b>		0	<b>Total</b>	19,900

Charlotte  
Name: SMITH, SADIE M

**Valuation Report**

01/31/2024

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Map/Lot:

013-007

Account: 331 Card: 1 of 1

Location:

64 GOODEILL RD

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Moosehorn	150.00	15,000	100%		15,000
600 X 200	\$/FF -Moosehorn	150.00	90,000	50%	Excess Frt	45,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
50.00	Acres-Rear Land 2	300.00	15,000	100%		15,000
304.79	Acres-Rear Land 3	200.00	60,958	100%		60,958
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 408.00			Land Total			161,958

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,230 Sqft	Grade C 100	Base		78,060
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	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Good	Typical	78,060
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	64,009	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	152	C 100	733	Good	82%	100%	100%	601
Basement Entrv	1972	36	C 100	1.123	Good	82%	100%	100%	921
Wood Deck	1972	65	C 100	385	Good	82%	100%	100%	316
Storagee Trailer	1972	2	C 100	2.000	Ava.	70%	100%	100%	1.400
Frame Shed	1972	492	E 100	2.175	Ava.	70%	50%	100%	761
Wood Deck	1972	432	D 100	1.519	Ava.	70%	100%	100%	1.063
Outbuilding Total									5,062

<b>Acpt Land</b>	162,000	<b>Accepted Bldg</b>	69,100	<b>Total</b>	231,100
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Charlotte  
 Name: GUPTILL, LYLE

**Valuation Report**

01/31/2024

Page 328

Map/Lot:

013-008

Location:

NO ROAD

Account: 332 Card: 1 of 1

Neighborhood 75 NO ROAD  
 Tree Growth 2009  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2019 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
115.00	Acres-Softwood TG	135.00	13,196	100%		13,196	
4.00	Acres-Mixed Wood TG	165.00	561	100%		561	
5.00	Acres-Hardwood TG	130.00	553	100%		553	
35.00	Acres-Wasteland	120.00	4,200	100%		4,200	
1.00	Acres-Class II Roads	1,000.00	1,000	100%		1,000	
Total Acres 160.00			Land Total			19,510	
<b>Accpt Land</b>		19,500	<b>Accepted Bldg</b>		0	<b>Total</b>	19,500



Charlotte  
Name: BRANTEL, ROSEMARY

**Valuation Report**

01/31/2024

Page 329

ROBERT;BRANTEL,  
Account: 333 Card: 1 of 1

Map/Lot:  
Location:

013-009  
54 GOODEILL RD

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Moosehorn	150.00	15,000	100%		15,000
900 X 200	\$/FF -Moosehorn	150.00	135,000	50%	Excess Frt	67,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
5.41	Acres-Rear Land 1	400.00	2,164	100%		2,164
Total Acres 10.00			Land Total			90,664

Dwelling Description				Replacement Cost New	
Log Home	One Story	630 Sqft	Grade C 100	Base	52,860
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	1 CAR	Fin Bsmt	1,500
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	1			Fireplace	3,750
Insulation	Heavy			Insulation	709
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition			
1978	0	Typical	Typical	Average			58,819
Functional Obsolescence		Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnld)
None		None	75%	100%	100%		44,114

Outbuildings/Additions/Improvements							Percent Good		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1978	72	C 100	707	Ava.	75%	100%	100%	530
Outbuilding Total									530

**Acpt Land** 90,700 **Accepted Bldg** 44,600 **Total** 135,300

Charlotte  
Name: SMITH, SADIE

**Valuation Report**

01/31/2024  
Page 330  
013-009-1  
GOODEILL RD

Account: 334 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 35 GOODEILL RD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 200	\$/FF -Moosehorn	150.00	15,000	91%	Unimproved	13,650	
2.62	Acres-Rear Land 1	400.00	1,048	100%		1,048	
Total Acres 3.08					Land Total	14,698	
<b>Acpt Land</b>		14,700	<b>Accepted Bldg</b>		0	<b>Total</b>	14,700

Charlotte  
 Name: CARTER, STEVEN  
 CARTER, JUDITH

**Valuation Report**

01/31/2024  
 Page 331  
 013-009-2  
 GOODEILL RD

Account: 335 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 35 GOODEILL RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
265.00	Acres-Softwood TG	135.00	30,409	100%		30,409	
21.00	Acres-Wasteland	120.00	2,520	100%		2,520	
29.00	Acres-Rear Land 1	400.00	11,600	100%		11,600	
Total Acres 315.00			Land Total		44,529		
<b>Accpt Land</b>		44,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						44,500	

Charlotte  
 Name: CARTER, STEVEN  
 CARTER, JUDITH

**Valuation Report**

01/31/2024  
 Page 332  
 013-010  
 STATION RD

Account: 336 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 67 STATION RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
1.00	Acres-Rear Land 1	400.00	400	100%		400	
Total Acres 2.00			Land Total			4,900	
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	4,900

Charlotte  
 Name: WALTERS, FRANK  
 WALTERS, PAUL

**Valuation Report**

01/31/2024  
 Page 333  
 013-011  
 STATION RD

Account: 337 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 67 STATION RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
19.00	Acres-Rear Land 1	400.00	7,600	100%		7,600	
Total Acres 20.00			Land Total		12,100		
<b>Acpt Land</b>		12,100	<b>Accepted Bldg</b>		0	<b>Total</b> 12,100	

Charlotte  
 Name: SMALL, GARY  
 SMALL, SUSAN

**Valuation Report**

01/31/2024

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Account: 338 Card: 1 of 1

Map/Lot:  
 Location:

013-012  
 1155 STATION RD

Neighborhood 67 STATION RD  
 Tree Growth 2018  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Semi-Improved

Reference 1  
 Reference 2 ?24x28 W&S?  
 Tran/Land/Bldg 2 1 1  
 Tree Growth 2028 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Softwood TG	135.00	230	100%		230
10.00	Acres-Mixed Wood TG	165.00	1,403	100%		1,403
6.00	Acres-Hardwood TG	130.00	663	100%		663
14.00	Acres-Wasteland	120.00	1,680	100%		1,680
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.60	Acres-Rear Land 1	400.00	1,040	100%		1,040
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 35.60			Land Total			21,016

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2018	672	B 100	17.315	Ava.	95%	100%	100%	16.449	
							Outbuilding Total			16,449
<b>Acpt Land</b>		21,000	<b>Accepted Bldg</b>		16,400	<b>Total</b>			37,400	

Neighborhood 67 STATION RD

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

Reference 1 214-7889  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.73	Acres-Rear Land 1	400.00	692	100%		692
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.73			Land Total			16,692

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade C 100	Base		68,736
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% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	1990	Typical	Typical	Average	Typical	68,736
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	51,552	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Stable w/Loft	1989	320	D 100	4.921	Ava.	3.937
One Story Frame	1979	528	C 100	11.151	Ava.	8.363
Frame Shed	1979	160	E 100	904	Ava.	669
Outbuilding Total						12,969

<b>Acpt Land</b>	16,700	<b>Accepted Bldg</b>	64,500	<b>Total</b>	81,200
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Charlotte  
 Name: FENDERSON, ALAN  
 FENDERSON, VALERIE

**Valuation Report**

01/31/2024

Page 336

Account: 340 Card: 1 of 1

Map/Lot:  
 Location:

013-014  
 1186 STATION RD

Neighborhood 67 STATION RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.10	Acres-Rear Land 1	400.00	440	100%		440
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.10						Land Total 16,440

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade B 100	Base	86,317
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	1,759
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,490
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	Typical		93,566
1970	1993	Typical	Typical	Good	Phys. %	Func. %	Econ. %
None		None		81%	100%	100%	75,788

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1993	575	B 100	14.816	Good	81%	100%	100%	12.001
Unfin Basement	1993	575	B 100	6.503	Good	81%	100%	100%	5.267
Open Frame Porch	1970	144	B 100	1.541	Good	81%	100%	100%	1.248
Wood Deck	1970	80	B 100	543	Good	81%	100%	100%	440
Wood Deck	1970	80	B 100	543	Good	81%	100%	100%	440
Outbuilding Total									19,396

**Acpt Land** 16,400 **Accepted Bldg** 95,200 **Total** 111,600



Account: 341 Card: 1 of 1

Map/Lot:  
Location:

013-015  
1188 STATION RD

Neighborhood 67 STATION RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
17.00	Acres-Rear Land 1	400.00	6,800	100%		6,800
125.00	Acres-Softwood TG	135.00	14,344	100%		14,344
88.00	Acres-Mixed Wood TG	165.00	12,342	100%		12,342
62.00	Acres-Hardwood TG	130.00	6,851	100%		6,851
50.00	Acres-Wasteland	120.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 343.00			Land Total			62,337

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	500 Sqft	Grade D 110	Base		60,712
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		-1,285
Fin. Basement Area	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		-710
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Old Type	Old Type	Poor	Typical	58,717
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	20%	95%	100%	11,156	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1860	375	D 100	6.494	Poor	20%	100%	100%	1,299
Frame Shed	1860	399	D 100	2.982	Poor	20%	100%	100%	596
Frame Garage	1982	672	D 100	9.478	Ava.	76%	100%	100%	7,203
Outbuilding Total									9,098

**Acpt Land** 62,300 **Accepted Bldg** 20,300 **Total** 82,600

Charlotte  
 Name: FENNELL, NANCY

**Valuation Report**

01/31/2024

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Map/Lot:

013-016

Account: 342 Card: 1 of 1

Location:

SUDDY LAKE RD

Neighborhood 68 SUDDY LAKE RD  
 Tree Growth 1998  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 2020 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Class II Roads	1,000.00	2,000	100%		2,000	
135.00	Acres-Softwood TG	135.00	15,491	100%		15,491	
239.00	Acres-Mixed Wood TG	165.00	33,520	100%		33,520	
102.00	Acres-Hardwood TG	130.00	11,271	100%		11,271	
35.00	Acres-Wasteland	120.00	4,200	100%		4,200	
Total Acres 513.00			Land Total		66,482		
<b>Accpt Land</b>		66,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						66,500	

Account: 343 Card: 1 of 1

Map/Lot: 013-016-A  
Location: 838 SUDDY LAKE RD

Neighborhood 68 SUDDY LAKE RD

Zoning/Use Residential  
Topography Rolling  
Utilities Drilled Well  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
4.00	Acres-Rear Land 1	400.00	1,600	100%		1,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 17,600

Dwelling Description				Replacement Cost New		
Log Home	Two Story	1,196 Sqft	Grade C 100	Base		113,415
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		-14,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-9,867
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-1,615
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Obsolete	Below Average	Typical	83,097
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Services	73%	95%	95%	54,746	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Frame Garage	1987	768	C 100	12.967	Ava-	8.543
Finished Attic	1987	768	C 100	9.492	Ava-	6.254
Stable w/Loft	1988	2080	C 100	24.340	Ava.	16.441
Open Frame Porch	1987	200	C 100	1.696	Ava-	1.117
Outbuilding Total						32,355

<b>Acpt Land</b>	17,600	<b>Accepted Bldg</b>	87,100	<b>Total</b>	104,700
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Account: 311 Card: 1 of 1

Map/Lot: 014-001  
Location: 1250 STATION RD

Neighborhood 67 STATION RD

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

**Sale Data**  
Sale Date 05/13/2015  
Sale Price 200,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 6 1 1  
Tree Growth 2009 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
5.00	Acres-Rear Land 2	300.00	1,500	100%		1,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 56.00						Land Total 37,500

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Ranch	One Story	1,856 Sqft	Grade B 100	Base		127,309
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,830
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,091
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,547
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
1989	0	Typical	Typical	Good	Typical			140,267
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None	None	87%	100%	100%	122,032			

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1989	2044	B 100	10.127	Good	87%	100%	100%	8.810
Frame Garage	1989	825	B 100	16.840	Good	87%	100%	100%	14.651
2S Frame Shed	1989	960	B 100	11.438	Good	87%	100%	100%	9.951
Outbuilding Total									33,412

**Acpt Land** 37,500 **Accepted Bldg** 155,400 **Total** 192,900

Charlotte  
 Name: JONES, WILLIAM  
 JONES, BRENDA

**Valuation Report**

01/31/2024  
 Page 341  
 014-002  
 STATION RD

Account: 312 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 67 STATION RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 6 2 0  
 Tree Growth 2027 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
28.00	Acres-Softwood TG	135.00	3,213	100%		3,213	
73.00	Acres-Mixed Wood TG	165.00	10,238	100%		10,238	
28.00	Acres-Hardwood TG	130.00	3,094	100%		3,094	
3.00	Acres-Rear Land 1	400.00	1,200	100%		1,200	
1.00	Acres-Class II Roads	1,000.00	1,000	100%		1,000	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
Total Acres 134.00			Land Total		23,745		
<b>Acpt Land</b>		23,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						23,700	

Charlotte  
 Name: JONES, WILLIAM  
 JONES, BRENDA

**Valuation Report**

01/31/2024

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Account: 313 Card: 1 of 1

Map/Lot:  
 Location:

014-003  
 200 SUDDY LAKE RD

Neighborhood 68 SUDDY LAKE RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 130	\$100F-Suddy Lake	100.00	8,062	100%		8,062	
Total Acres 0.30			Land Total			8,062	

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	0	35	D 100	696	Good	100%	100%	100%	696
One Storv Frame	2017	468	B 100	12.058	Good	100%	100%	100%	12.058
Open Frame Porch	2017	112	B 100	1.240	Good	100%	100%	100%	1.240
Outbuilding Total									13,994

<b>Acpt Land</b>	8,100	<b>Accepted Bldg</b>	14,000	<b>Total</b>	22,100
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Charlotte  
 Name: FEENER, JOSEPH & CATHERINE  
 FEENER, RYAN J

**Valuation Report**

01/31/2024

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Account: 314 Card: 1 of 1

Map/Lot:  
 Location:

014-004  
 SUDDY LAKE RD

Neighborhood 68 SUDDY LAKE RD

Sale Data	
Sale Date	09/23/2022
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$100F-Suddy Lake	100.00	10,000	100%		10,000
300 X 200	\$100F-Suddy Lake	100.00	30,000	50%		15,000
8.16	Acres-Rear Land 1	400.00	3,264	100%		3,264
Total Acres 10.00			Land Total			28,264

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1990	96	E 100	658	Ava.	80%	100%	100%	526	
Outbuilding Total									526	
<b>Acpt Land</b>		28,300	<b>Accepted Bldg</b>		500	<b>Total</b>		28,800		

**Valuation Report**

Account: 315 Card: 1 of 1

Location: 380 SUDDY LAKE RD

Neighborhood 68 SUDDY LAKE RD  
 Tree Growth 2018  
 Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street Gravel

**Sale Data**  
 Sale Date 09/18/2018  
 Sale Price 65,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 2028 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$100F-Suddy Lake	100.00	10,000	100%		10,000
020 X 200	\$100F-Suddy Lake	100.00	2,000	50%	Excess Frt	1,000
1.40	Acres-Rear Land 1	400.00	560	100%		560
21.00	Acres-Softwood TG	135.00	2,410	100%		2,410
129.00	Acres-Mixed Wood TG	165.00	18,092	100%		18,092
31.00	Acres-Hardwood TG	130.00	3,426	100%		3,426
Total Acres 182.95			Land Total			35,488

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1990	90	E 100	635	Ava.	80%	100%	100%	508	
Wood Deck	0	63	E 100	188	Ava.	50%	100%	100%	94	
Outbuilding Total									602	
<b>Acpt Land</b>		35,500	<b>Accepted Bldg</b>		600	<b>Total</b>		36,100		



Charlotte  
 Name: JONES, WILLIAM  
 JONES, BRENDA

**Valuation Report**

01/31/2024  
 Page 345  
 014-006  
 CHICKADEE LN

Account: 321 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 67 STATION RD  
 Tree Growth 1992  
 Zoning/Use Rural  
 Topography Rolling  
 Utilities None  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 6 2 0  
 Tree Growth 2002 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
141.00	Acres-Mixed Wood TG	165.00	19,775	100%		19,775
19.00	Acres-Hardwood TG	130.00	2,100	100%		2,100
10.00	Acres-Rear Land 1	400.00	4,000	100%		4,000
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 172.00			Land Total			30,995

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1990	468	E 100	2.083	Poor	57%	100%	100%	1.187
Frame Shed	1989	1404	E 100	5.668	Ava.	80%	100%	100%	4.534
						Outbuilding Total			5,721

<b>Acpt Land</b>	31,000	<b>Accepted Bldg</b>	5,700	<b>Total</b>	36,700
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**Valuation Report**

Account: 316 Card: 1 of 1

Map/Lot: 014-006-1  
Location: 1322 STATION RD

Neighborhood 67 STATION RD

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

**Sale Data**  
Sale Date 11/01/2017  
Sale Price 154,500  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.44	Acres-Rear Land 1	400.00	976	100%		976
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.44			Land Total			16,976

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,662 Sqft	Grade B 100	Base	117,369
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	2,768
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,660
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,575
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	128,372
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	106,549	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1975	60	B 100	445	Good	369
Frame Garage	1975	625	B 100	13.260	Good	11,006
Frame Shed	1975	140	D 100	1.355	Ava.	976
Stable w/Loft	1975	480	D 110	6.917	Ava.	4,980
Outbuilding Total						17,331

**Acpt Land** 17,000 **Accepted Bldg** 123,900 **Total** 140,900

Charlotte  
 Name: LIBBY, RICHARD  
 LIBBY, LISA

**Valuation Report**

01/31/2024

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Account: 317 Card: 1 of 1

Map/Lot:  
 Location:

014-006-2  
 24 CHICKADEE LN

Neighborhood 27 CHICADEE LN

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

**Sale Data**  
 Sale Date 07/24/2015  
 Sale Price 140,640  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.16	Acres-Rear Land 1	400.00	464	100%		464
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.16						Land Total 16,464

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base		114,047
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		2,518
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,075
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	124,130
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		86%	100%	100%
						<b>Value(Rcnld)</b>
						106,752

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1999	112	B 100	1.240	Ava.	86%	100%	100%	1.066
Frame Garage	1999	768	B 100	15.820	Ava.	86%	100%	100%	13.605
Unfinished Attic	1999	768	B 100	2.625	Ava.	86%	100%	100%	2.258
Frame Shed	1999	456	B 100	4.970	Ava.	85%	100%	100%	4.224
Patio	1999	820	C 100	3.405	Ava.	85%	100%	100%	2.894
Frame Shed	1999	84	E 100	612	Fair	73%	100%	100%	447
Outbuilding Total									24,494

<b>Acpt Land</b>	16,500	<b>Accepted Bldg</b>	131,200	<b>Total</b>	147,700
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Account: 318 Card: 1 of 1

Map/Lot:  
Location:

014-007  
46 CARLISLE LN

Neighborhood 23 CARLISLE LN

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
16.00	Acres-Rear Land 1	400.00	6,400	100%		6,400
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 17.00						Land Total 19,400

Dwelling Description				Replacement Cost New	
Conventional	One Story	520 Sqft	Grade D 100	Base	39,557
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	-8,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,759
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	-384
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Below Average	Typical	28,533	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	16,264

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld		
						Phy	Func	Econ	
Encl Frame Porch	1960	102	D 100	1.474	Ava-	57%	100%	100%	840
Open Frame Porch	1960	20	D 100	250	Ava-	57%	100%	100%	142
Wood Deck	1960	184	D 100	706	Ava-	57%	100%	100%	402
Frame Garage	1988	480	D 100	7.168	Fair	66%	100%	100%	4,731
Frame Shed	1988	128	E 100	780	Ava.	79%	100%	100%	616
Outbuilding Total								6,731	

<b>Acpt Land</b>	19,400	<b>Accepted Bldg</b>	23,000	<b>Total</b>	42,400
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Charlotte  
Name: HODGES, BILLY E

**Valuation Report**

01/31/2024

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Map/Lot:

014-008

Account: 319 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Zoning/Use Rural  
Topography Rolling  
Utilities None  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
25.00	Acres-Rear Land 1	400.00	10,000	100%	10,000	
Total Acres 25.00			Land Total		10,000	
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>		0	
			<b>Total</b>		10,000	

Charlotte  
 Name: BRICE, COLEMAN  
 BRICE, MANUELA

**Valuation Report**

01/31/2024  
 Page 350  
 014-009  
 STATION RD

Account: 320 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 67 STATION RD

**Sale Data**

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

Sale Date 03/26/2020  
 Sale Price 11,500  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	5,000.00	5,000	90%	Unimproved	4,500	
9.50	Acres-Rear Land 1	400.00	3,800	100%		3,800	
Total Acres 10.50			Land Total		8,300		
<b>Acpt Land</b>		8,300	<b>Accepted Bldg</b>		0	<b>Total</b>	8,300

Charlotte  
 Name: MORRISON, WENDY

**Valuation Report**

01/31/2024  
 Page 351  
 014-010  
 STATION RD

Account: 322 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 67 STATION RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	50%	Restrictio	17,500
400 X 200	\$/FF -Pennamaquan Lake	350.00	140,000	10%	Restrictio	14,000
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000
3.70	Acres-Rear Land 2	300.00	1,110	100%		1,110
Total Acres 56.00			Land Total			52,610
<b>Accpt Land</b>		52,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						52,600

Charlotte  
 Name: SPARLING, ALFRED III  
 SPARLING, MERRILY

**Valuation Report**

01/31/2024

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Account: 323 Card: 1 of 3

Map/Lot:  
 Location:

014-011  
 221 MORGAN PT RD

Neighborhood 47 MORGAN PT RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 04/26/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Tif District #  
 Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
200 X 200	\$/FF -Pennamaquan Lake	350.00	70,000	50%	Excess Frt	35,000
400 X 200	\$/FF -Pennamaquan Lake	350.00	140,000	35%	Excess Frt	49,000
840 X 200	\$/FF -Pennamaquan Lake	350.00	294,000	10%	Excess Frt	29,400
635 X 200	\$/FF -Pennamaquan Lake	350.00	222,250	10%	Excess Frt	22,225
1.11	Acres-Rear Land 1	400.00	444	100%		444
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.11			Land Total			177,069

**Dwelling Description**

**Replacement Cost New**

Log Home	One & 1/2 Story	825 Sqft	Grade B 100	Base	101,294
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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	-8,627
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,019
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	Typical	Typical	Average	Typical	91,648	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		93%	100%	100%	85,233

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
Open Frame Porch	2013	330	B 100	3.295	Ava.	93%	100%	100%	3.064
Wood Deck	2013	644	B 100	3.295	Ava.	93%	100%	100%	3.064
2S Frame Garage	2013	864	B 100	20.866	Ava.	93%	100%	100%	19.405
Frame Shed	2013	84	B 100	1.493	Ava.	93%	100%	100%	1.388
Outbuilding Total									26,921

**Acpt Land** 177,100 **Accepted Bldg** 112,200 **Total** 289,300



Charlotte  
 Name: SPARLING, ALFRED III  
 SPARLING, MERRILY

**Valuation Report**

01/31/2024

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Account: 323 Card: 2 of 3

Map/Lot:  
 Location:

014-011  
 221 MORGAN PT RD

Neighborhood 47 MORGAN PT RD

Sale Data	
Sale Date	04/26/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	364 Sqft	Grade D 100	Base	34,184
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,974
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,231
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,690
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	364	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	23,289
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Services	92%	100%	90%	19,283	
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		19,300	<b>Total</b>
						19,300

Charlotte  
 Name: SPARLING, ALFRED III  
 SPARLING, MERRILY

**Valuation Report**

01/31/2024

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Account: 323 Card: 3 of 3

Map/Lot:  
 Location:

014-011  
 221 MORGAN PT RD

Neighborhood 47 MORGAN PT RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Cesspool  
 Street Gravel

**Sale Data**  
 Sale Date 04/26/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	280 Sqft	Grade D 100	Base	31,291
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,390
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-689
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,230
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)		
2010	0	Typical	Typical	Poor	71%	100%	90%	23,982		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>						<b>15,324</b>		
None		Services								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2010	84	D 100	655	Poor	71%	100%	90%	418	
Wood Deck	2010	256	D 100	942	Poor	71%	100%	90%	602	
							<b>Outbuilding Total</b>			<b>1,020</b>

**Acpt Land** 0 **Accepted Bldg** 16,300 **Total** 16,300

Charlotte  
Name: SPARLING, ALFRED III  
SPARLING, MERRILY  
Account: 323

**Valuation Report**

01/31/2024  
Page 355  
014-011  
221 MORGAN PT RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	177,100	112,200	289,300	177,100	112,200	289,300
2	0	19,300	19,300	0	19,300	19,300
3	0	16,300	16,300	0	16,300	16,300
<b>TOTAL</b>	177,100	147,800	324,900	177,100	147,800	324,900

Charlotte  
 Name: CHARLOTTE CROSSROADS LLC

**Valuation Report**

01/31/2024  
 Page 356  
 014-011-001

Account: 507 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 47 MORGAN PT RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way

Reference 1  
 Reference 2 BUILDINGS?  
 Tran/Land/Bldg 2 8 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
125 X 200	\$/FF -Pennamaquan Lake	350.00	43,750	50%	Excess Frt	21,875
0.37	Acres-Rear Land 1	400.00	148	100%		148
Total Acres 1.40			Land Total			57,023
<b>Acpt Land</b>		57,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						57,000

Charlotte  
 Name: SPARLING, ALFRED III

**Valuation Report**

01/31/2024  
 Page 357  
 014-011-002  
 MORGAN PT RD

Account: 511 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 47 MORGAN PT RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
0.26	Acres-Rear Land 1	400.00	104	100%		104
105 X 200	\$/FF -Pennamaquan Lake	350.00	36,750	50%	Excess Frt	18,375
Total Acres 1.20			Land Total			53,479
<b>Acpt Land</b>		53,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						53,500

Charlotte  
 Name: RANKIN, LORNA L H  
 RANKIN, CHRISTOPHER G  
 Account: 4 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 358  
 015-001  
 67 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Street Surface

**Sale Data**  
 Sale Date 03/25/2022  
 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 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 109	\$250F-Round Pond	250.00	18,456	100%		18,456
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
200 X 100	\$250F-Round Pond	250.00	35,355	50%	Excess Frt	17,678
Total Acres 0.71					Land Total	42,134

Dwelling Description				Replacement Cost New		
Conventional	One Story	960 Sqft	Grade C 100	Base		66,720
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt		1,584
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	68,304
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	86%	100%	100%	58,741	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	1985	336	C 100	1.469	Good	86%	100%	100%	1.263
2S Frame Shed	1985	256	D 100	2.399	Ava.	78%	80%	100%	1.497
Frame Shed	1985	80	E 100	597	Ava.	78%	100%	100%	466
Outbuilding Total									3,226

<b>Acpt Land</b>	42,100	<b>Accepted Bldg</b>	62,000	<b>Total</b>	104,100
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Charlotte  
Name: FRANKLAND, BOYD

**Valuation Report**

01/31/2024

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Account: 3 Card: 1 of 1

Map/Lot:  
Location:

015-001-1  
ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
Topography Below Street  
Utilities  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 100	\$250F-Round Pond	250.00	17,678	90%	Unimproved	15,910	
Total Acres 0.23					Land Total	15,910	
<b>Acpt Land</b>		15,900	<b>Accepted Bldg</b>		0	<b>Total</b>	15,900

Charlotte  
 Name: GOWER, JAMEY L  
 GOWER, JESSICA E

**Valuation Report**

01/31/2024

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Account: 5 Card: 1 of 1

Map/Lot:  
 Location:

015-002+003  
 63 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 10/25/2017  
 Sale Price 57,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
100 X 050	\$250F-Round Pond	250.00	12,500	50%	Size/Shape	6,250
Total Acres 0.34						Land Total 29,928

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,056 Sqft	Grade B 100	Base		117,392
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		-5,797
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,660
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	Modern	Modern	Average	Typical	115,255	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	109,492

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value
							Phy	Func	Econ
Frame Shed	2022	768	B 100	7.886	Ava.	95%	100%	100%	7,492
Outbuilding Total									7,492

<b>Acpt Land</b>	29,900	<b>Accepted Bldg</b>	117,000	<b>Total</b>	146,900
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Charlotte  
 Name: GOWER, JAMEY L  
 GOWER, JESSICA E

**Valuation Report**

01/31/2024

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Account: 6 Card: 1 of 1

Map/Lot:  
 Location:

015-004  
 61 ROUND POND LN

Neighborhood 58 ROUND POND LN

Sale Data	
Sale Date	10/29/2013
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			23,678

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storv Frame	2000	468	C 100	9.884	Ava.	86%	100%	100%	8.500
Plumbina Fixture	2000	2	C 100	2.000	Ava.	86%	100%	100%	1.720
Frame Shed	2001	208	E 100	1.087	Poor	65%	100%	100%	707
One Storv Frame	2017	1082	B 100	27.879	Fair	85%	85%	100%	20.142
Outbuilding Total									31,069
<b>Acpt Land</b>		23,700	<b>Accepted Bldg</b>		31,100	<b>Total</b>		54,800	

Charlotte  
 Name: FRANKLAND, BOYD  
 FRANKLAND, PAULA

**Valuation Report**

01/31/2024

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Account: 7 Card: 1 of 1

Map/Lot:  
 Location:

015-005  
 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 100	\$250F-Round Pond	250.00	8,839	50%	Unimproved	4,419	
Total Acres 0.11					Land Total	4,419	
<b>Acpt Land</b>		4,400	<b>Accepted Bldg</b>		0	<b>Total</b>	4,400

Account: 28 Card: 1 of 1

Map/Lot:  
Location:

015-005  
19 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 050	\$250F-Round Pond	250.00	12,500	100%		12,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.11			Land Total			18,500

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	952 Sqft	Grade D 110	Base	81,435
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,839
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,864
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 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	
1980	0	Typical	Typical	Good	Typical	74,605	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		84%	95%	100%	59,535

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	188	D 110	791	Good	84%	95%	100%	631
Frame Shed	1980	120	E 100	750	Ava.	75%	100%	100%	562
Outbuilding Total									1,193

**Acpt Land** 18,500 **Accepted Bldg** 60,700 **Total** 79,200

Charlotte  
 Name: FRANKLAND, BOYD

**Valuation Report**

01/31/2024

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Account: 8 Card: 1 of 1

Map/Lot:  
 Location:

015-006  
 59 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 100	\$250F-Round Pond	250.00	17,678	90%	Unimproved	15,910	
100 X 100	\$250F-Round Pond	250.00	17,678	50%	Excess Frt	8,839	
Total Acres 0.46			Land Total			24,749	

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2000	128	D 100	522	Ava-	80%	100%	100%	418
						Outbuilding Total			418
<b>Acpt Land</b>		24,700	<b>Accepted Bldg</b>		400	<b>Total</b>		25,100	

Charlotte  
Name: FRANKLAND, BOYD

**Valuation Report**

01/31/2024

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Account: 9 Card: 1 of 1

Map/Lot:  
Location:

015-007  
ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 100	\$250F-Round Pond	250.00	8,839	50%	Size/Shape	4,419	
Total Acres 0.11					Land Total	4,419	
<b>Acpt Land</b>		4,400	<b>Accepted Bldg</b>		0	<b>Total</b>	4,400

Charlotte  
 Name: WIMMERGREN, MARILYN  
 SNYDER, SNYDER, GORDON

**Valuation Report**

01/31/2024

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Account: 10 Card: 1 of 1

Map/Lot:  
 Location:

015-008  
 3 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			23,678

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,095 Sqft	Grade C 110	Base	113,073
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Damp 3/4 Bmt	Basement	-2,647
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,371
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	117,747
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	97,730	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	184	C 110	1.729	Good	83%	100%	100%	1,435
Wood Deck	1975	224	C 110	1.123	Good	83%	100%	100%	932
Wood Deck	1975	128	C 100	637	Ava.	72%	100%	100%	459
Outbuilding Total									2,826

**Acpt Land** 23,700 **Accepted Bldg** 100,600 **Total** 124,300

Charlotte  
 Name: WIMMERGREN, MARILYN

**Valuation Report**

01/31/2024

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Map/Lot:

015-009

Account: 11 Card: 1 of 1

Location:

53 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 100	\$250F-Round Pond	250.00	8,839	50%		4,419	
Total Acres 0.11			Land Total		4,419		

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Garage	1994	1160	B 100	26.885	Good	88%	100%	100%	23.659
Finished Attic	1994	1160	B 100	14.689	Good	88%	100%	100%	12.926
Outbuilding Total								36,585	

<b>Acpt Land</b>	4,400	<b>Accepted Bldg</b>	36,600	<b>Total</b>	41,000
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Charlotte  
 Name: SPEARIN, RONALD  
 SPEARIN, MARY ANNE

**Valuation Report**

01/31/2024

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Account: 12 Card: 1 of 1

Map/Lot:  
 Location:

015-010  
 51 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			23,678

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	900 Sqft	Grade C 110	Base	96,043
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	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,970
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,027
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	2011	Typical	Typical	Good	Typical	105,990
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	84,792	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1964	252	C 110	5.854	Good	80%	100%	100%	4,683
Wood Deck	1964	132	C 110	718	Good	80%	100%	100%	574
Wood Deck	1964	240	C 110	1.194	Good	80%	100%	100%	955
Wood Deck	1964	287	C 100	1.273	Ava.	66%	100%	100%	840
Outbuilding Total									7,052

**Acpt Land** 23,700 **Accepted Bldg** 91,800 **Total** 115,500



Charlotte

**Valuation Report**

01/31/2024

Name: SPEARIN, RONALD

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SPEARIN, MARY ANNE

Map/Lot:

015-011

Account: 13 Card: 1 of 1

Location:

52 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value		
050 X 100	\$250F-Round Pond	250.00	8,839	50%	Size/Shape	4,419		
Total Acres 0.11			Land Total			4,419		

<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1985	576	B 100	12.383	Good	85%	100%	100%	10,526	
Frame Shed	2006	288	E 100	1.394	Fair	78%	50%	100%	544	
Frame Shed	1967	144	D 100	1.381	Ava.	67%	100%	100%	925	
Unfinished Attic	1985	576	C 100	1.864	Ava.	78%	100%	100%	1,454	
Concrete Slab	1985	98	C 100	252	Ava.	78%	100%	100%	197	
<b>Outbuilding Total</b>									<b>13,646</b>	
<b>Accpt Land</b>		4,400	<b>Accepted Bldg</b>		13,600	<b>Total</b>			18,000	

Charlotte  
 Name: FARRAR, CATHY  
 EHSASI, EHSASI, MOHANNAD  
 Account: 14 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 370  
 015-012  
 49 ROUND POND RD

Map/Lot:  
 Location:

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities SharedSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
023 X 100	\$250F-Round Pond	250.00	4,066	100%	Excess Frt	4,066
Total Acres 0.28						Land Total 27,744

Dwelling Description				Replacement Cost New	
Conventional	One Story	432 Sqft	Grade C 100	Base	44,544
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 1/4 Bmt	Basement	-3,161
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	1/2 Finished			Attic	6,717
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Below Average	Typical	48,100
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	37,518	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1996	288	C 100	6.083	Ava-	78%	100%	100%	4.745
One Storv Frame	1996	144	C 100	3.041	Ava-	78%	100%	100%	2.372
Wood Deck	1996	102	D 100	437	Ava-	78%	100%	100%	341
Wood Deck	1996	90	C 100	485	Ava-	78%	100%	100%	378
Frame Shed	1996	80	E 100	597	Poor	61%	100%	100%	364
Wood Deck	1996	64	E 100	190	Fair	71%	100%	100%	135
Outbuilding Total									8,335

**Acpt Land** 27,700 **Accepted Bldg** 45,900 **Total** 73,600

Account: 15 Card: 1 of 1

Map/Lot: 015-013  
Location: 47 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 118	\$250F-Round Pond	250.00	19,203	100%		19,203
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.27			Land Total			25,203

Dwelling Description				Replacement Cost New		
Conventional	One Story	606 Sqft	Grade C 100	Base		51,852
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		-3,918
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		682
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Good	Typical	48,616
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	42,782	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	24	C 100	336	Good	88%	100%	100%	296
Open Frame Porch	1992	70	C 100	691	Good	88%	100%	100%	608
Frame Garage	1992	384	C 100	7.333	Good	88%	100%	100%	6.453
Frame Shed	1992	80	E 100	597	Ava.	82%	100%	100%	490
Wood Deck	1992	96	C 100	509	Ava.	82%	100%	100%	417
Outbuilding Total									8,264

<b>Acpt Land</b>	25,200	<b>Accepted Bldg</b>	51,000	<b>Total</b>	76,200
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Charlotte  
Name: LANDRY, PAMELA

**Valuation Report**

01/31/2024

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Map/Lot:

015-014

Account: 16 Card: 1 of 1

Location:

45 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
Topography Below Street  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
078 X 100	\$250F-Round Pond	250.00	13,789	100%	13,789	
Total Acres 0.18			Land Total		13,789	

Dwelling Description				Replacement Cost New	
Conventional	One Story	414 Sqft	Grade E 100	Base	20,799
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	-4,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-854
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	414	Insulation	-310
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Average	Typical	12,646	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		None		65%	50%	100%	4,110

**Acpt Land** 13,800 **Accepted Bldg** 4,100 **Total** 17,900

Charlotte  
Name: SMALL, EARL

**Valuation Report**

01/31/2024

SMALL, SAMANTHA

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Account: 17 Card: 1 of 1

Map/Lot:  
Location:

015-015  
41 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Lake/PondSeptic System  
Street Gravel

**Sale Data**  
Sale Date 10/18/2019  
Sale Price 15,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 113	\$250F-Round Pond	250.00	18,792	100%		18,792
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 0.26						Land Total 23,292

Dwelling Description				Replacement Cost New	
Conventional	One Story	572 Sqft	Grade D 100	Base	41,348
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	-9,424
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,935
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	-704
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Average	Typical	29,285	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		71%	100%	100%	20,792

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1970	60	D 100	299	Ava.	71%	100%	100%	212
1 & 1/2 Storv Fr	1970	81	E 100	1.163	Poor	43%	50%	100%	250
Wood Deck	1970	152	D 100	601	Ava.	71%	100%	100%	427
Outbuilding Total									889

**Acpt Land** 23,300 **Accepted Bldg** 21,700 **Total** 45,000

Charlotte  
 Name: JOHNSON, HOWARD  
 JOHNSON, AMY

**Valuation Report**

01/31/2024

Page 374

Account: 2 Card: 1 of 1

Map/Lot:  
 Location:

015-016  
 39 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data	
Sale Date	12/08/2014
Sale Price	48,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Lake/PondSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.23			Land Total			20,678

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	504 Sqft	Grade D 100	Base	53,048
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	-7,319
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	-558
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Average	Typical	45,171	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	27,103

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1950	126	D 100	2.182	Ava.	60%	100%	100%	1,309
Wood Deck	1950	144	D 100	575	Ava.	60%	100%	100%	345
Frame Garaae	1950	696	D 100	9.766	Ava.	60%	100%	100%	5,860
Outbuilding Total									7,514

<b>Acpt Land</b>	20,700	<b>Accepted Bldg</b>	34,600	<b>Total</b>	55,300
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Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 05/05/2010  
Sale Price 45,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Renovations

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			23,678

Dwelling Description				Replacement Cost New	
Conventional	One Story	560 Sqft	Grade D 110	Base	45,028
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	-8,524
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-2,084
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
1990	0	Typical	Typical	Average	Typical	34,420
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	27,880	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	260	D 110	1.050	Ava.	81%	100%	100%	850
Wood Deck	1990	64	C 100	381	Ava.	80%	100%	100%	305
Outbuilding Total									1,155

**Acpt Land** 23,700 **Accepted Bldg** 29,000 **Total** 52,700

Charlotte  
 Name: BARRETT, JACOB T  
 BARRETT, SUZANNE S  
 Account: 19 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 376  
 Map/Lot: 015-018&019  
 Location: ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 05/25/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 100	\$250F-Round Pond	250.00	17,678	100%		17,678	
100 X 100	\$250F-Round Pond	250.00	17,678	50%	Excess Frt	8,839	
Total Acres 0.46			Land Total		26,517		
<b>Acpt Land</b>		26,500	<b>Accepted Bldg</b>		0	<b>Total</b>	26,500



Charlotte  
 Name: JONES, ROBERTA MACGREGOR

**Valuation Report**

01/31/2024

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Map/Lot:

015-020

Account: 21 Card: 1 of 1

Location:

ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 092	\$250F-Round Pond	250.00	16,956	90%	Unimproved	15,260	
220 X 100	\$250F-Round Pond	250.00	38,891	50%	Excess Frt	19,445	
Total Acres 0.72			Land Total			34,705	
<b>Acpt Land</b>		34,700	<b>Accepted Bldg</b>		0	<b>Total</b>	34,700

Charlotte  
 Name: ZIEGLER, CONSTANCE  
 SCRIBNER, SEAN

**Valuation Report**

01/31/2024

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Account: 22 Card: 1 of 1

Map/Lot:  
 Location:

015-021  
 25 ROUND POND RD

Neighborhood 58 ROUND POND LN

**Sale Data**

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Sale Date 10/02/2020  
 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 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 083	\$250F-Round Pond	250.00	13,689	100%		13,689
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.16			Land Total			16,689

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	800 Sqft	Grade D 110	Base	54,120
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	-10,553
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,165
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Typical	Typical	Good	Typical	41,402	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	36,020

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Storr Frame	1988	375	D 110	10.573	Good	87%	100%	100%	9,199
Open Frame Porch	1988	168	D 110	1.307	Good	87%	100%	100%	1,137
Open Frame Porch	1988	32	D 110	359	Good	87%	100%	100%	312
Wood Deck	1988	32	D 110	228	Good	87%	100%	100%	198
Wood Deck	1988	32	D 110	228	Good	87%	100%	100%	198
Outbuilding Total									11,044

**Acpt Land**

16,700

**Accepted Bldg**

47,100

**Total**

63,800

Charlotte  
 Name: PRESCOTT, MICHAEL M  
 PRESCOTT, MELISSA

**Valuation Report**

01/31/2024

Page 379

Account: 24 Card: 1 of 1

Map/Lot:  
 Location:

015-022  
 23 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Lake/PondSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 10/27/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 068	\$250F-Round Pond	250.00	8,746	100%		8,746
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 0.09					Land Total	13,246

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	726 Sqft	Grade D 100	Base	46,651
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	-9,025
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-2,456
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	-893
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	34,277
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		76%	100%	100%
						<b>Value(Rcnld)</b>
						26,051

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1980	250	D 100	922	Ava.	701
Frame Shed	1980	64	E 100	536	Poor	268
Outbuilding Total						969

**Acpt Land** 13,200 **Accepted Bldg** 27,000 **Total** 40,200

Charlotte  
 Name: PRESCOTT, MICHAEL M  
 PRESCOTT, MELISSA

**Valuation Report**

01/31/2024

Page 380

Account: 25 Card: 1 of 1

Map/Lot:  
 Location:

015-023  
 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 10/27/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
040 X 109	\$250F-Round Pond	250.00	7,382	60%	Restrictio	4,429	
Total Acres 0.10			Land Total		4,429		
<b>Acpt Land</b>		4,400	<b>Accepted Bldg</b>		0	<b>Total</b>	4,400

Charlotte  
 Name: MORANG, DAVID  
 MORANG, VICKI

**Valuation Report**

01/31/2024

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Account: 27 Card: 1 of 1

Map/Lot:  
 Location:

015-024  
 21 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 050	\$250F-Round Pond	250.00	12,500	100%		12,500
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 0.11					Land Total	17,000

Dwelling Description				Replacement Cost New	
Conventional	One Story	680 Sqft	Grade D 100	Base	45,067
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,091
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	-836
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	33,468
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	21,754	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Wood Deck	1960	552	D 100	1.913	Ava.	65%	100%	100%		1,243
Frame Shed	1960	144	D 100	1.381	Ava.	65%	100%	100%		898
Outbuilding Total										2,141

**Acpt Land** 17,000 **Accepted Bldg** 23,900 **Total** 40,900

Charlotte  
 Name: DAVIS, DEIDRA A.  
 DAVIS, SHERIDAN S.

**Valuation Report**

01/31/2024

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Account: 29 Card: 1 of 1

Map/Lot:  
 Location:

015-026&027  
 17 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Lake/Pond  
 Street Gravel

**Sale Data**  
 Sale Date 03/19/2021  
 Sale Price 81,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 080	\$250F-Round Pond	250.00	15,811	100%		15,811
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.18			Land Total			17,311

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	570 Sqft	Grade D 100	Base	41,279
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,826
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,928
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,690
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-701
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Below Average	Typical	27,134
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		57%	100%	100%
						<b>Value(Rcnld)</b>
						15,466

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1960	72	D 100	339	Ava-	57%	100%	100%	193
Wood Deck	1960	292	D 100	1.060	Ava-	57%	100%	100%	604
Frame Shed	1960	48	E 100	474	Ava.	64%	100%	100%	303
Outbuilding Total									1,100

<b>Acpt Land</b>	17,300	<b>Accepted Bldg</b>	16,600	<b>Total</b>	33,900
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Charlotte  
 Name: CLOSE, MICHAEL R  
 CLOSE, ELIZABETH A

**Valuation Report**

01/31/2024

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Account: 31 Card: 1 of 1

Map/Lot:  
 Location:

015-028  
 15 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 163	\$250F-Round Pond	250.00	22,569	100%		22,569
215 X 112	\$250F-Round Pond	250.00	40,223	50%	Excess Frt	20,111
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.92						Land Total 48,680

Dwelling Description				Replacement Cost New	
Conventional	One Story	886 Sqft	Grade D 110	Base	57,378
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	-11,281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,398
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1990	Typical	Typical	Good	Typical	43,699
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	31,900	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1990	264	D 110	5.029	Good	73%	100%	100%	3.671
Open Frame Porch	1990	144	D 110	1.140	Good	73%	100%	100%	832
Frame Garage	1990	280	D 100	4.763	Good	87%	100%	100%	4.144
Frame Shed	1990	128	D 100	1.280	Good	87%	100%	100%	1.114
Wood Deck	1990	32	E 100	126	Good	87%	100%	100%	110
Outbuilding Total									9,871

**Acpt Land** 48,700 **Accepted Bldg** 41,800 **Total** 90,500

Charlotte  
Name: LURIE, PENNEY

**Valuation Report**

01/31/2024

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Account: 32 Card: 1 of 1

Map/Lot:  
Location:

015-029  
56 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential  
Topography  
Utilities  
Street Street Surface

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	10,000.00	9,487	100%		9,487
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.90			Land Total			15,487

		Dwelling Description		Replacement Cost New	
Ranch	One Story	1,528 Sqft	Grade B 100	Base	110,503
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	2,545
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,490
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,575
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition		Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	123,113
1960	0	Typical	Typical	Average		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	80,023	

		Outbuildings/Additions/Improvements		Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Patio	1960	85	B 100	567	Ava.	65%	100%	100%	369
Encl Frame Porch	1960	224	B 100	3.714	Ava.	65%	100%	100%	2.414
Encl Frame Porch	1960	221	B 100	3.677	Ava.	65%	100%	100%	2.390
Frame Garaae	1960	420	B 100	9.590	Ava.	65%	100%	100%	6.234
Outbuilding Total									11,407

<b>Acpt Land</b>	15,500	<b>Accepted Bldg</b>	91,400	<b>Total</b>	106,900
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Charlotte  
 Name: FLUKE, RAYMOND  
 CASE, JANET M

**Valuation Report**

01/31/2024

Page 385

Account: 26 Card: 1 of 1

Map/Lot:  
 Location:

015-030  
 64 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data	
Sale Date	03/14/2016
Sale Price	128,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural  
 Topography Rolling  
 Utilities Drilled Well/Drilled Well  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.10	Acres-Rear Land 1	400.00	40	100%		40
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10						Land Total 16,040

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,680 Sqft	Grade B 100	Base		118,291
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		2,798
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,575
Insulation	Heavy			Insulation		2,306
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1970	0	Typical	Typical	Good	Typical		133,460
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	81%	100%	100%			108,103

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1970	256	B 100	2.597	Good	81%	100%	100%	2.104
Open Frame Porch	1970	384	B 100	3.804	Good	81%	100%	100%	3.081
Frame Garage	1970	560	B 100	12.096	Good	81%	100%	100%	9.798
Ouonset Shed	1970	680	C 100	5.790	Ava.	69%	100%	100%	3.995
Outbuilding Total									18,978

<b>Acpt Land</b>	16,000	<b>Accepted Bldg</b>	127,100	<b>Total</b>	143,100
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Charlotte  
 Name: BARNES, KARINA  
 BARNES, OLIVIA

**Valuation Report**

01/31/2024

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Account: 33 Card: 1 of 1

Map/Lot:  
 Location:

015-031  
 57 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

**Sale Data**

Zoning/Use Residential  
 Topography Above Street  
 Utilities Drilled WellSeptic System  
 Street Street Surface

Sale Date 03/16/2022  
 Sale Price 155,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.43	Acres-Rear Land 1	400.00	172	100%		172
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.43						Land Total 16,172

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 110	Base	77,827
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	1,586
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Average	Typical	79,413	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		73%	100%	100%	57,971

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1975	124	C 110	683	Ava.	73%	100%	100%	499
Frame Shed	1975	144	C 110	1.852	Ava.	73%	100%	100%	1.352
Wood Deck	1975	36	C 110	296	Ava.	73%	100%	100%	216
Outbuilding Total									2,067

**Acpt Land**

16,200

**Accepted Bldg**

60,000 **Total**

76,200

Account: 34 Card: 1 of 1

Map/Lot:  
Location:

015-032  
67 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
11.10	Acres-Rear Land 1	400.00	4,440	100%		4,440
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 12.10						Land Total 20,440

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Cape Cod	One & 1/2 Story	713 Sqft	Grade B 100	Base		93,489
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	110% Hot Water BB	Cooling	0% None	Heat		2,547
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		1,469
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Good	Typical	97,505
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	89,705	

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2005	120	B 100	3.091	Good	92%	100%	100%	2.844
Unfin Basement	2005	120	B 100	3.955	Good	92%	100%	100%	3.639
Wood Deck	2005	126	B 100	767	Good	92%	100%	100%	706
One Storv Frame	2005	240	D 100	4.157	Ava.	89%	100%	100%	3.700
Frame Shed	2006	70	E 100	558	Ava.	89%	100%	100%	497
Stable w/Loft	1985	768	C 110	11.736	Ava.	78%	100%	100%	9.154
Outbuilding Total									20,540

**Acpt Land** 20,400 **Accepted Bldg** 110,200 **Total** 130,600

Charlotte  
Name: HODGE, ERIKA A.

**Valuation Report**

01/31/2024

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Map/Lot:

015-033

Location:

ROUND POND LN

Account: 35 Card: 1 of 1

Neighborhood 58 ROUND POND LN

**Sale Data**  
Sale Date 01/06/2020  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Buyer  
Validity Related Parties

Zoning/Use Shorefront  
Topography Rolling  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
047 X 200	\$250F-Round Pond	250.00	11,750	100%		11,750
047 X 452	\$250F-Round Pond	250.00	17,664	50%		8,832
0.39	Acres-Rear Land 1	400.00	156	100%		156
Total Acres 1.10					Land Total	20,738

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2000	208	C 100	957	Ava.	86%	100%	100%	823	
<b>Outbuilding Total</b>									<b>823</b>	
<b>Accpt Land</b>		20,700	<b>Accepted Bldg</b>		800	<b>Total</b>		21,500		

Charlotte  
 Name: SPEARIN, RONALD  
 SPEARIN, DONNA

**Valuation Report**

01/31/2024

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Account: 36 Card: 1 of 1

Map/Lot:  
 Location:

015-034  
 80 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.80	Acres-Rear Land 1	400.00	720	100%		720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.80			Land Total			16,720

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,248 Sqft	Grade B 100	Base		96,156
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		2,078
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Good	Typical	98,234
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	80,552	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1972	120	B 100	1.315	Good	1.078
Wood Deck	1972	527	B 100	2.724	Good	2.234
Basement Entrv	1972	30	B 100	1.296	Good	1.063
2S Frame Shed	1972	192	D 100	1.919	Ava.	1.343
Frame Shed	1972	176	E 100	964	Ava.	169
Outbuilding Total						5,887

**Acpt Land** 16,700 **Accepted Bldg** 86,400 **Total** 103,100

Charlotte  
 Name: GOWER, JAMEY L  
 GOWER, JESSICA E

**Valuation Report**

01/31/2024  
 Page 390  
 015-035  
 CHARLOTTE RD

Account: 37 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Rear Land 1	400.00	20,000	100%		20,000	
23.10	Acres-Rear Land 2	300.00	6,930	100%		6,930	
Total Acres 73.10			Land Total			26,930	
<b>Acpt Land</b>		26,900	<b>Accepted Bldg</b>		0	<b>Total</b>	26,900

Charlotte  
 Name: GOWER, JAMEY L  
 GOWER, JESSICA E

**Valuation Report**

01/31/2024

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Account: 38 Card: 1 of 1

Map/Lot:  
 Location:

015-035-1  
 83 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 13  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.20	Acres-Rear Land 1	400.00	880	100%		880
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.20			Land Total			16,880

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base		117,949
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		2,658
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,191
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Good	Typical	128,288
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	116,742	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2002	112	B 100	2.885	Good	91%	100%	100%	2.625	
Unfin Basement	2002	112	B 100	3.910	Good	91%	100%	100%	3.558	
Commercial Garae	1999	1500	B 100	30.262	Good	90%	100%	100%	27.236	
Commercial Garae	2004	1800	B 100	35.631	Good	91%	100%	100%	32.424	
Frame Garae	2004	168	B 100	5.081	Good	91%	100%	100%	4.624	
Outbuilding Total									70,467	

**Acpt Land** 16,900 **Accepted Bldg** 187,200 **Total** 204,100

Charlotte  
Name: REARDON, LUCAS R

**Valuation Report**

01/31/2024

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Account: 39 Card: 1 of 1

Map/Lot:  
Location:

015-035-2  
73 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 5 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.27	Acres-Rear Land 1	400.00	108	100%		108
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.27						Land Total 13,108

Dwelling Description				Replacement Cost New		
Split Level	One Story	1,092 Sqft	Grade B 100	Base		92,570
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		-3,997
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
1981	0	Typical	Typical	Average	Typical	88,573
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	76%	95%	100%	63,950	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1981	294	B 100	7.575	Ava.	Phy	Func	Econ	5.469
1SFr Overhans	1981	42	B 100	1.082	Ava.	76%	95%	100%	781
Outbuilding Total									6,250

**Acpt Land** 13,100 **Accepted Bldg** 70,200 **Total** 83,300



Account: 41 Card: 1 of 1

Map/Lot: 015-036  
Location: 86 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data	
Sale Date	07/28/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$250F-Round Pond	250.00	25,000	100%		25,000
200 X 200	\$250F-Round Pond	250.00	50,000	50%	Excess Frt	25,000
1.60	Acres-Rear Land 1	400.00	640	100%		640
Total Acres 2.98					Land Total	50,640

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	240 Sqft	Grade D 100	Base	40,682
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	-5,289
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,558
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,690
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-443
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Poor	Typical	28,702
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	32%	100%	100%	9,185	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1950	480	D 100	8.313	Poor	Phy	Func	Econ	2.660
Camper Trailer	2002	1X28	D 100	5.727	Poor	32%	100%	100%	1.546
Outbuilding Total									4,206

<b>Acpt Land</b>	50,600	<b>Accepted Bldg</b>	13,400	<b>Total</b>	64,000
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Charlotte  
Name: BALTZER MARILYNN

**Valuation Report**

01/31/2024

Page 394

Map/Lot:

015-037

Account: 42 Card: 1 of 1

Location:

92 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
Topography Below Street  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$250F-Round Pond	250.00	25,000	100%		25,000
200 X 100	\$250F-Round Pond	250.00	35,355	50%	Excess Frt	17,678
0.58	Acres-Rear Land 1	400.00	232	100%		232
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50			Land Total			48,910

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1986	14X65	C 100	21.560	Fair	28%	100%	100%	6.037
Concrete Slab	1986	910	C 100	2.339	Fair	64%	100%	100%	1.497
Encl Frame Porch	1986	120	C 100	1.981	Fair	64%	100%	100%	1.268
Encl Frame Porch	1986	84	D 100	1.323	Fair	64%	100%	100%	847
Frame Shed	1986	528	D 100	3.792	Fair	64%	100%	100%	2.427
Frame Shed	1986	1131	D 100	7.580	Fair	64%	100%	100%	4.851
Outbuilding Total									16,927
<b>Acpt Land</b>		48,900	<b>Accepted Bldg</b>		16,900	<b>Total</b>			65,800

Charlotte  
 Name: MAINE,STATE OF  
 ROUND POND BEACH

**Valuation Report**

01/31/2024  
 Page 395  
 015-039-049+050  
 CHARLOTTE RD

Account: 43 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
 Topography  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 41 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 050	\$250F-Round Pond	250.00	25,000	100%		25,000	
900 X 050	\$250F-Round Pond	250.00	112,500	50%	Excess Frt	56,250	
400 X 050	\$250F-Round Pond	250.00	50,000	50%	Excess Frt	25,000	
5.48	Acres-Wasteland	120.00	658	100%		658	
Total Acres 7.20			Land Total			106,908	
<b>Acpt Land</b>		106,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						106,900	

Charlotte  
 Name: MOHOLLAND, ROBERT  
 MOHOLLAND, JANET C  
 Account: 45 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 396  
 015-040  
 21 ANNAS DR

Map/Lot:  
 Location:

Neighborhood 13 ANNAS DR

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
1.00	Acres-Rear Land 1	400.00	400	100%		400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 16,400

Dwelling Description				Replacement Cost New		
Contemporary	One & 1/2 Story	1,098 Sqft	Grade B 100	Base		126,334
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		-6,028
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,261
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Good	Typical	128,057
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	113,971	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1996	323	C 100	6.438	Ava-	78%	100%	100%		5.022
Wood Deck	1996	828	C 100	3.437	Ava.	84%	100%	100%		2.887
Outbuilding Total										7,909

<b>Acpt Land</b>	16,400	<b>Accepted Bldg</b>	121,900	<b>Total</b>	138,300
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Charlotte  
 Name: CLARK, HERBERT  
 CLARK, EILEEN

**Valuation Report**

01/31/2024  
 Page 397  
 015-040-042+047  
 9 ANNAS DR

Account: 44 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Dug WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.13	Acres-Baselot Behind RR	40,000.00	125,200	10%	Excess Frt	12,520
1.00	Acres-Baselot Behind RR	40,000.00	40,000	100%		40,000
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
40.00	Acres-Rear Land 1	400.00	16,000	100%		16,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 45.13			Land Total			84,520

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,200 Sqft	Grade C 100	Base		113,664
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,276
Rooms	8					
Bedrooms	4	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,500
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	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1859	0	Typical	Typical	Average	50%	100%	100%	116,760	
Functional Obsolescence		Economic Obsolescence						58,380	
None		None							

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1900	880	D 100	6.004	Ava.	50%	100%	100%	3.002
Stable w/Loft	1900	1189	D 100	12.346	Ava.	50%	100%	100%	6.173
Frame Shed	1900	361	D 100	2.744	Ava.	50%	100%	100%	1.372
Frame Shed	1900	384	C 100	3.522	Ava.	50%	100%	100%	1.761
Frame Shed	1900	720	E 100	3.048	Ava.	50%	100%	100%	1.524
Frame Shed	1900	144	E 100	842	Ava.	50%	100%	100%	421
One Storv Frame	1990	140	C 100	2.957	Ava.	80%	100%	100%	2.366
Open Frame Porch	1985	285	C 100	2.353	Ava.	78%	100%	100%	1.835
Outbuilding Total									18,454

**Acpt Land** 84,500 **Accepted Bldg** 76,800 **Total** 161,300

Charlotte  
 Name: CLARK, HERBERT  
 CLARK, EILEEN

**Valuation Report**

01/31/2024

Page 398

Account: 46 Card: 1 of 1

Map/Lot:  
 Location:

015-040-2  
 2 LAKEVIEW RETREAT

Neighborhood 44 LAKEVIEW RETREAT

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Lake/PondSeptic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Rear Land 1	400.00	348	100%		348
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	Acres-Baselot Behind RR	40,000.00	40,000	90%	Access	36,000
Total Acres 1.87			Land Total			39,348

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storr Frame	1990	140	C 100	2.957	Ava.	80%	100%	100%	2.366
Open Frame Porch	1985	285	C 100	2.353	Ava.	78%	100%	100%	1.835
Plumbina Fixture	1990	1	C 100	1.000	Ava.	80%	100%	100%	800
						Outbuilding Total			5,001
<b>Acpt Land</b>		39,300	<b>Accepted Bldg</b>		5,000	<b>Total</b>		44,300	

Charlotte  
Name: CLARK, STEVEN

**Valuation Report**

01/31/2024

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Account: 47 Card: 1 of 1

Map/Lot:  
Location:

015-040-2A  
6 LAKEVIEW RETREAT

Neighborhood 44 LAKEVIEW RETREAT

Zoning/Use Shorefront  
Topography Level  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Frame Shed	2006	144	D 100	1.381	Ava.	89%	100%	100%	1,229
<b>Outbuilding Total</b>									1,229
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		1,200	<b>Total</b>		1,200

Charlotte  
Name: MEACOCK WILLIAM

**Valuation Report**

01/31/2024

Page 400

Map/Lot:

015-041.2

Account: 488 Card: 1 of 1

Location:

23 SAND DIKE LN

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
Topography Level  
Utilities  
Street Street Surface

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot Behind Water	12,000.00	10,800	100%		10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.90			Land Total			16,800

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	749 Sqft	Grade D 110	Base	74,107
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,514
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,383
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Good	Typical	67,976
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	80%	100%	44,592	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1972	168	D 110	2.230	Good	82%	80%	100%	1,463
Frame Shed	1972	120	D 110	1.353	Good	82%	80%	100%	887
Frame Garage	1972	676	D 110	10.479	Good	82%	80%	100%	6,874
Unfinished Attic	1972	676	D 110	1.816	Good	82%	80%	100%	1,191
Frame Shed	1972	260	D 110	2.321	Good	82%	80%	100%	1,522
Outbuilding Total									11,937

<b>Acpt Land</b>	16,800	<b>Accepted Bldg</b>	56,500	<b>Total</b>	73,300
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Charlotte  
Name: MEACOCK, LESLIE III

**Valuation Report**

01/31/2024

Page 401

Map/Lot:

015-041.3

Account: 489 Card: 1 of 1

Location:

2 LAKEVIEW RETREAT

Neighborhood 13 ANNAS DR

Zoning/Use Residential  
Topography Level  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot Behind Water	12,000.00	10,800	100%		10,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.90			Land Total			13,800

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,016 Sqft	Grade B 100	Base		114,604
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-6,281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Heat Pump	Cooling	9% None	Heat		3,598
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
2018	0	Modern	Modern	Above Average	Typical	111,921
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	100%	100%	100%	111,921	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2018	136	B 100	1.465	Ava+	100%	100%	100%	1.465
Frame Garage	2017	896	B 100	18.110	Ava+	100%	100%	100%	18.110
Outbuilding Total									19,575

<b>Acpt Land</b>	13,800	<b>Accepted Bldg</b>	131,500	<b>Total</b>	145,300
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Charlotte  
 Name: MEACOCK, MARGARET M (LE)  
 (MEACOCK,LESLIE III;BRUCE,MERILEE &  
 Account: 48 Card: 1 of 1

**Valuation Report**

01/31/2024

Page 402

Map/Lot: 015-041-41-1-42-1  
 Location: 23 SAND DIKE LANE

Neighborhood 13 ANNAS DR

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Baselot Behind RR	40,000.00	80,000	100%	Unimproved	80,000	
16.20	Acres-Rear Land 1	400.00	6,480	100%		6,480	
Total Acres 18.20			Land Total			86,480	

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Stable w/Loft	2000	1148	C 100	14.629	Good	90%	100%	100%	13.166
Frame Shed	2000	492	D 100	3.567	Ava.	86%	100%	100%	3.068
Frame Shed	2000	492	D 100	3.567	Ava.	86%	50%	100%	1.534
						Outbuilding Total			17,768
<b>Acpt Land</b>		86,500	<b>Accepted Bldg</b>		17,800	<b>Total</b>		104,300	

Neighborhood 13 ANNAS DR

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

**Sale Data**  
Sale Date 10/22/2016  
Sale Price 80,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot Behind RR	40,000.00	24,000	100%		24,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.60			Land Total			30,000

Dwelling Description				Replacement Cost New	
Conventional	One Story	870 Sqft	Grade C 100	Base	62,940
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	-2,766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,610
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,232
FirePlaces	1			Fireplace	3,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	76,546
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	95%	100%	62,538	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	168	C 100	2.472	Good	86%	95%	100%	2,020
Canopy	1985	128	E 100	772	Poor	54%	100%	100%	417
One Storv Frame	1985	224	C 100	4.731	Good	86%	95%	100%	3,866
Outbuilding Total									6,303

<b>Acpt Land</b>	30,000	<b>Accepted Bldg</b>	68,800	<b>Total</b>	98,800
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Charlotte  
 Name: MEACOCK, MERILEE

**Valuation Report**

01/31/2024

Page 404

Map/Lot:

015-044

Account: 51 Card: 1 of 2

Location:

45 ANNAS DR

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.80	Acres-Baselot Behind RR	40,000.00	32,000	100%		32,000	
Total Acres 0.80					Land Total	32,000	
<b>Acpt Land</b>		32,000	<b>Accepted Bldg</b>		0	<b>Total</b>	32,000

Charlotte  
Name: MEACOCK, MERILEE

**Valuation Report**

01/31/2024

Page 405

Map/Lot:

015-044

Account: 51 Card: 2 of 2

Location:

45 ANNAS DR

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
Topography Below Street  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	832 Sqft	Grade B 100	Base	74,840
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,386
Rooms	3				
Bedrooms	2	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2018	0	Modern	Modern	Above Average	Typical		76,226
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnld)	
None	None	100%	100%	100%		76,226	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2018	168	B 100	1.768	Ava+	100%	100%	100%	1.768
Open Frame Porch	2018	180	B 100	1.880	Ava+	100%	100%	100%	1.880
Outbuilding Total									3,648

**Acpt Land** 0 **Accepted Bldg** 79,900 **Total** 79,900

Charlotte  
Name: MEACOCK, MERILEE

**Valuation Report**

01/31/2024  
Page 406  
015-044  
45 ANNAS DR

Account: 51

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	32,000	0	32,000	32,000	0	32,000
2	0	79,900	79,900	0	79,900	79,900
<b>TOTAL</b>	32,000	79,900	111,900	32,000	79,900	111,900

Account: 50 Card: 1 of 1 Map/Lot: Location:

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
Topography Above Street  
Utilities SharedSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 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	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	25%	Fract. Sha	750	
0.80	Acres-Baselot Behind RR	40,000.00	32,000	100%		32,000	
Total Acres 0.80						Land Total	35,750

Dwelling Description				Replacement Cost New	
Conventional	One Story	818 Sqft	Grade D 100	Base	49,820
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	-9,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-2,767
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	-1,006
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2000	Typical	Typical	Average	Typical	36,315
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	60%	85%	100%	18,521	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1950	84	D 100	655	Ava.	60%	85%	100%		334
Frame Shed	1950	48	E 100	474	Ava.	58%	100%	100%		275
Outbuilding Total										609

<b>Acpt Land</b>	35,800	<b>Accepted Bldg</b>	19,100	<b>Total</b>	54,900
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Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
Topography Above Street  
Utilities Dug Well  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	Acres-Baselot Behind RR	40,000.00	40,000	100%		40,000
0.40	Acres-Baselot Behind RR	40,000.00	16,000	10%	Excess Frt	1,600
Total Acres 1.40					Land Total	43,400

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One & 1/2 Story	560 Sqft	Grade D 110	Base	61,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,524
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,273
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,059
Attic	1/2 Finished			Attic	6,751
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-682
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	52,451
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		83%	80%	100%
						<b>Value(Rcnld)</b>
						34,827

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2014	168	D 110	3.200	Ava.	94%	100%	100%	3.008
Open Frame Porch	2014	224	D 110	1.697	Good	83%	80%	100%	1.127
Frame Garae	2014	1064	C 110	19.040	Ava.	94%	100%	100%	17.898
Outbuilding Total									22,033

<b>Acpt Land</b>	43,400	<b>Accepted Bldg</b>	56,900	<b>Total</b>	100,300
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Charlotte  
 Name: POMEROY, MATTHEW DAVID

**Valuation Report**

01/31/2024

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Map/Lot:

015-046.2

Account: 499 Card: 1 of 1

Location:

47 ANNAS DRIVE

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
 Topography Above Street  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.38	Acres-Baselot Behind RR	40,000.00	15,200	100%		15,200	
Total Acres 0.38			Land Total			15,200	
<b>Acpt Land</b>		15,200	<b>Accepted Bldg</b>		0	<b>Total</b>	15,200

Charlotte  
Name: BIBBER, DAVID

**Valuation Report**

01/31/2024

Page 410

Account: 490 Card: 1 of 1

Map/Lot:  
Location:

015-046-1  
47 ANNAS LN

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
Topography Above Street  
Utilities  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.25	Acres-Baselot Behind RR	40,000.00	10,000	100%	10,000	
Total Acres 0.25			Land Total		10,000	
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>		0	
			<b>Total</b>		10,000	

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront  
Topography Rolling  
Utilities Lake/PondSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Lot Improvements	3,000.00	3,000	25%		750
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.50	Acres-Baselot Behind RR	40,000.00	60,000	100%		60,000
Total Acres 1.50						Land Total 63,750

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Log Home	One & 1/2 Story	560 Sqft	Grade D 100	Base		55,671
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof		585
						0
Foundation	Concrete Block	Basement	Dry None	Basement		-3,444
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-2,841
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		-1,033
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Fair	Typical	48,938
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	42%	100%	100%	20,554	

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1950	168	D 100	1.188	Fair	499
One Storv Frame	1950	168	D 100	2.909	Fair	1.164
Frame Shed	1950	120	E 100	750	Fair	300
Open Frame Porch	1950	90	E 100	423	Fair	169
Frame Shed	1950	128	E 100	780	Fair	312
Wood Deck	1950	48	E 100	158	Fair	63
2S Frame Shed	1950	270	D 100	2.504	Fair	1.002
Frame Shed	1950	270	E 100	1.324	Fair	530
Outbuilding Total						4,039

<b>Acpt Land</b>	63,800	<b>Accepted Bldg</b>	24,600	<b>Total</b>	88,400
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Charlotte  
 Name: ZIEGLER, CONSTANCE  
 SCRIBNER SEAN

**Valuation Report**

01/31/2024

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Account: 23 Card: 1 of 1

Map/Lot:  
 Location:

015-051  
 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled Well  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
049 X 080	\$250F-Round Pond	250.00	7,748	50%		3,874	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.09			Land Total		6,874		

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1988	80	D 110	1.077	Ava.	79%	100%	100%	851
Frame Shed	1988	48	D 100	778	Fair	66%	100%	100%	513
Outbuilding Total								1,364	
<b>Acpt Land</b>		6,900		<b>Accepted Bldg</b>		1,400		<b>Total</b>	
								8,300	

Charlotte  
Name: MAHER, MICHAEL

**Valuation Report**

01/31/2024

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Account: 55 Card: 1 of 1

Map/Lot:  
Location:

015-052  
70 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

**Sale Data**  
Sale Date 07/18/2017  
Sale Price 120,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
6.70	Acres-Rear Land 1	400.00	2,680	100%		2,680
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.70						Land Total 18,680

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,170 Sqft	Grade B 100	Base		130,865
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	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,811
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	139,166
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	98,808	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1970	230	B 100	1.275	Ava.	905
2S Frame Garae	1970	1144	C 110	23.948	Ava.	16,524
Outbuilding Total						17,429

**Acpt Land** 18,700 **Accepted Bldg** 116,200 **Total** 134,900

Charlotte  
 Name: FLUKE, RAYMOND  
 CASE, JANET M

**Valuation Report**

01/31/2024

Page 414

Account: 56 Card: 1 of 1

Map/Lot:  
 Location:

015-053  
 64 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.50	Acres-Rear Land 1	400.00	1,400	100%		1,400	
Total Acres 3.50					Land Total	1,400	
<b>Acpt Land</b>		1,400	<b>Accepted Bldg</b>		0	<b>Total</b>	1,400

Charlotte  
Name: JOHNSON, TERRY

**Valuation Report**

01/31/2024

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Map/Lot:

016-001

Account: 116 Card: 1 of 1

Location:

TREE FARM LN

Neighborhood 70 TREE FARM LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities  
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot Behind RR	40,000.00	40,000	90%	Unimproved	36,000	
0.90	Acres-Baselot Behind RR	40,000.00	36,000	10%	Access	3,600	
Total Acres 1.90			Land Total			39,600	
<b>Acpt Land</b>		39,600	<b>Accepted Bldg</b>		0	<b>Total</b>	39,600

Charlotte  
Name: JOHNSON, TERRY M

**Valuation Report**

01/31/2024

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Map/Lot:

016-001-1

Account: 117 Card: 1 of 1

Location:

29 TREE FARM RD

Neighborhood 70 TREE FARM LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot Behind RR	40,000.00	40,000	100%		40,000
0.60	Acres-Baselot Behind RR	40,000.00	24,000	10%	Access	2,400
Total Acres 1.60			Land Total			42,400

Dwelling Description				Replacement Cost New	
Conventional	One Story	400 Sqft	Grade D 100	Base	35,424
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-98
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-7,626
Fin. Basement Area	9 Sqft, Grade 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,690
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-492
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Obsolete	Obsolete	Poor	Typical	23,518	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		32%	90%	100%	6,773

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	200	D 100	3.464	Poor	32%	90%	100%	997
Wood Deck	1950	232	D 100	863	Poor	32%	90%	100%	248
Frame Shed	1950	240	E 100	1.210	Ava.	58%	100%	100%	702
Frame Shed	1950	100	E 100	674	Ava.	58%	100%	100%	391
Outbuilding Total									2,338

<b>Acpt Land</b>	42,400	<b>Accepted Bldg</b>	9,100	<b>Total</b>	51,500
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Charlotte  
Name: JOHNSON, TERRY

**Valuation Report**

01/31/2024

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Map/Lot:

016-001-2

Account: 118 Card: 1 of 1

Location:

18 TREE FARM LN

Neighborhood 70 TREE FARM LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 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
1.20	Acres-Baselot Behind RR	40,000.00	48,000	100%		48,000
Total Acres 1.20			Land Total			54,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade B 100	Base	87,547
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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	1,799
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,490
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,482
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	Typical	Typical	Good	Typical	96,318	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	86,686

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
2S Frame Garaae	2005	1008	B 110	26.174	Good	92%	100%	100%	24,080
Frame Shed	2012	160	E 100	904	Good	94%	100%	100%	850
Wood Deck	1999	280	B 100	1.519	Good	90%	100%	100%	1,367
Wood Deck	1999	192	B 100	1.089	Good	90%	100%	100%	980
1 & 1/2 Storv Fr	2017	2520	B 100	88.296	Good	90%	100%	100%	79,466
1 & 1/2 Storv Fr	2021	2520	B 100	88.296	Good	90%	100%	100%	79,466
Outbuilding Total									186,209

<b>Acpt Land</b>	54,000	<b>Accepted Bldg</b>	272,900	<b>Total</b>	326,900
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Charlotte  
Name: JOHNSON, TERRY

**Valuation Report**

01/31/2024  
Page 418  
016-002  
RAILWAY RD

Account: 119 Card: 1 of 1 Map/Lot:  
Location:

Neighborhood 56 RAILWAY RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
Tree Growth 0 1st Mortgage 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	
0.50	Acres-Baselot Behind RR	40,000.00	20,000	90%	Unimproved	18,000	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
0.60	Acres-Rear Land 1	400.00	240	100%		240	
Total Acres 2.10			Land Total			29,240	

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2017	14X70	A 100	32.500	V.G.	100%	100%	100%	32.500
Frame Shed	2014	448	A 100	6.020	Good	94%	100%	100%	5.659
Outbuilding Total									38,159
<b>Acpt Land</b>		29,200	<b>Accepted Bldg</b>		38,200	<b>Total</b>			67,400

Charlotte  
Name: JOHNSON, TERRY M

**Valuation Report**

01/31/2024

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Account: 120 Card: 1 of 1

Map/Lot:  
Location:

016-004  
18 RAILWAY RD

Neighborhood 56 RAILWAY RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellCesspool  
Street Semi-Improved

**Sale Data**  
Sale Date 03/31/2023  
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 1 8  
Tree Growth 0 1st Mortgage 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	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	25%		750
090 X 160	\$/FF -Pennamaquan Lake	350.00	28,174	90%	Access	25,357
Total Acres 0.33						Land Total 29,107

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	525 Sqft	Grade D 100	Base		54,031
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,938
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		-969
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	43,644
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	30,987	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1970	147	D 100	1.055	Ava.	71%	100%	100%	749
Frame Shed	1970	80	D 100	979	Ava.	71%	100%	100%	695
Outbuilding Total									1,444

**Acpt Land** 29,100 **Accepted Bldg** 32,400 **Total** 61,500

Charlotte  
 Name: MERRITT,WILLIAM,JOAN & JOHN

**Valuation Report**

01/31/2024  
 Page 420  
 016-005  
 RAILWAY RD

Account: 121 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 56 RAILWAY RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 114	\$/FF -Pennaquan Lake	350.00	26,424	90%	Unimproved	23,782
Total Acres 0.26			Land Total			23,782
<b>Acpt Land</b>		23,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						23,800

Neighborhood 21 BROOKS DR

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
200 X 200	\$/FF -Pennamaquan Lake	350.00	70,000	50%	Excess Frt	35,000
300 X 200	\$/FF -Pennamaquan Lake	350.00	105,000	10%	Excess Frt	10,500
3.20	Acres-Rear Land 1	400.00	1,280	100%		1,280
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.96			Land Total			87,780

Dwelling Description				Replacement Cost New	
Conventional	One Story	714 Sqft	Grade C 100	Base	56,388
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	-10,894
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,142
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,409
FirePlaces	1			Fireplace	3,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Layout		Total
Built	Renovated	Kitchens	Baths	Condition		Typical		55,511
1950	2000	Typical	Typical	Good				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)
None		None		76%	100%	100%		42,188

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good				Value Rcnld
						Phy	Func	Econ		
1 & 1/2 Storv Fr	1950	238	C 100	6.835	Good	76%	100%	100%		5,195
One Storv Frame	1950	160	C 100	3.379	Good	76%	100%	100%		2,568
Wood Deck	1950	184	C 100	861	Good	76%	100%	100%		654
Frame Shed	1950	160	E 100	904	Poor	30%	50%	100%		136
Frame Shed	1950	192	C 100	2.052	Ava.	58%	100%	100%		1,190
Outbuilding Total										9,743

<b>Acpt Land</b>	87,800	<b>Accepted Bldg</b>	51,900	<b>Total</b>	139,700
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Charlotte  
 Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

Page 422

Map/Lot:

016-007

Account: 123 Card: 1 of 1

Location:

MT TOM RD

Neighborhood 48 MT TOM RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
5.20	Acres-Rear Land 1	400.00	2,080	100%		2,080
Total Acres 6.20			Land Total			12,080
<b>Acpt Land</b>		12,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						12,100

Account: 124 Card: 1 of 3

Map/Lot: 016-008  
Location: 9 BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 71  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 43 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -Pennamaquan Lake	350.00	70,000	100%		70,000
900 X 200	\$/FF -Pennamaquan Lake	350.00	315,000	100%		315,000
700 X 200	\$/FF -Pennamaquan Lake	350.00	245,000	50%	Excess Frt	122,500
10.00	Acres-Homsite (Fract) - acre	12,000.00	37,947	100%		37,947
24.70	Acres-Rear Land 1	400.00	9,880	100%		9,880
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000
Total Acres 42.96			Land Total			567,327

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,378 Sqft	Grade C 100	Base	119,672	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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	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
1960	0	Typical	Typical	Good	Typical	119,672
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		79%	100%	100%
						<b>Value(Rcnld)</b>
						94,541

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1960	512	C 100	2.173	Good	79%	100%	100%	1.717
Open Frame Porch	1960	256	C 100	2.129	Good	79%	100%	100%	1.682
Frame Shed	1960	206	D 100	1.770	Ava-	55%	100%	100%	974
One Storr Frame	1960	480	C 100	10.138	Good	78%	100%	100%	7.908
One Storr Frame	1960	340	C 100	7.181	Good	78%	100%	100%	5.601
One Storr Frame	1960	255	C 100	5.386	Good	78%	100%	100%	4.201
One Storr Frame	1960	340	C 100	7.181	Good	78%	100%	100%	5.601
One Storr Frame	1960	224	C 100	4.731	Good	78%	100%	100%	3.690
One Storr Frame	1960	450	C 100	9.504	Ava.	64%	100%	100%	6.083
Outbuilding Total									37,457

**Acpt Land** 567,300 **Accepted Bldg** 132,000 **Total** 699,300

Charlotte  
 Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

Page 424

Account: 124 Card: 2 of 3

Map/Lot:  
 Location:

016-008  
 9 BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 43 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				Phy	Func	Econ	
One Storv Frame	2000	528	C 100		11.151	Good	90%	100%	100%	10.036
One Storv Frame	2000	224	C 100		4.731	Good	90%	100%	100%	4.258
One Storv Frame	2000	224	C 100		4.731	Good	90%	100%	100%	4.258
One Storv Frame	2000	320	C 100		6.758	Good	90%	100%	100%	6.082
One Storv Frame	2000	320	C 100		6.758	Good	90%	100%	100%	6.082
One Storv Frame	2000	320	C 100		6.758	Good	90%	100%	100%	6.082
One Storv Frame	2000	320	C 100		6.758	Good	90%	100%	100%	6.082
One Storv Frame	2000	384	C 100		8.110	Good	90%	100%	100%	7.299
Wood Deck	2000	192	C 100		893	Good	90%	100%	100%	804
One Storv Frame	2000	450	C 100		9.504	Good	90%	100%	100%	8.554
<b>Outbuilding Total</b>										<b>59,537</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>			59,500	<b>Total</b>		59,500



Charlotte  
 Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

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Map/Lot:

016-008

Account: 124 Card: 3 of 3

Location:

9 BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 43 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Solarium	2000	3409	C 100	151.087	Ava.	86%	100%	100%	129.935
Solarium	2000	432	C 100	23.076	Good	90%	100%	100%	20.768
<b>Outbuilding Total</b>									<b>150,703</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		150,700	<b>Total</b>		150,700

Charlotte  
Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

Page 426

Map/Lot:

016-008

Location:

9 BAPTIST CAMP RD

Account: 124

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	567,300	132,000	699,300	567,300	132,000	699,300
2	0	59,500	59,500	0	59,500	59,500
3	0	150,700	150,700	0	150,700	150,700
<b>TOTAL</b>	567,300	342,200	909,500	567,300	342,200	909,500

Account: 127 Card: 1 of 1

Map/Lot:  
Location:

016-009  
BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 43 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 100	\$/FF -Pennaquan Lake	350.00	27,224	100%		27,224
Total Acres 0.25			Land Total			27,224

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	540 Sqft	Grade E 110	Base	26,994
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	-5,094
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,162
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	-446
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Obsolete	Below Average	Typical	19,292
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		51%	95%	100%
						<b>Value(Rcnld)</b>
						9,347

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1950	200	E 110	1.540	Ava-	746
Frame Shed	1950	48	E 110	521	Ava-	253
Outbuilding Total						999

<b>Acpt Land</b>	27,200	<b>Accepted Bldg</b>	10,300	<b>Total</b>	37,500
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Charlotte  
 Name: BAPTIST YOUTH CAMP

**Valuation Report**

01/31/2024

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Account: 125 Card: 1 of 1

Map/Lot:

016-010

Location:

27 BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 98

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 148	\$/FF -Pennamaquan Lake	350.00	30,108	100%		30,108
185 X 148	\$/FF -Pennamaquan Lake	350.00	55,700	50%	Excess Frt	27,850
Total Acres 0.97					Land Total	57,958

<b>Outbuildings/Additions/Improvements</b>					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2000	600	D 100	4.245	Ava-	80%	100%	100%	3,396
Wood Deck	2000	168	D 100	654	Ava.	86%	100%	100%	562
Outbuilding Total									3,958
<b>Acpt Land</b>		58,000	<b>Accepted Bldg</b>		4,000	<b>Total</b>			62,000

Account: 126 Card: 1 of 1

Map/Lot: 016-011  
Location: 27 BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Septic System  
Street Gravel

**Sale Data**  
Sale Date 11/30/2011  
Sale Price 90,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Exempt Property

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 36  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 43 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 177	\$/FF -Pennaquan Lake	350.00	32,926	100%		32,926
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.41			Land Total			35,926

Dwelling Description				Replacement Cost New	
Conventional	One Story	388 Sqft	Grade E 110	Base	23,483
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	-4,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,785
Rooms	4				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-320
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Old Type	Fair	Typical	17,067
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		36%	100%	100%
						<b>Value(Rcnld)</b>
						6,144

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1940	240	E 110	1.331	Fair	36%	100%	100%	479
Outbuilding Total									479

**Acpt Land** 35,900 **Accepted Bldg** 6,600 **Total** 42,500

Charlotte  
 Name: ANNIS, JERRY (LIFE ESTATE)  
 ANNIS, CHRISTOPHER D  
 Account: 102 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 430  
 Map/Lot: 017-001  
 Location: 311 MOUNT TOM RD

Neighborhood 48 MT TOM RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
33.91	Acres-Rear Land 1	400.00	13,564	100%		13,564
100 X 200	\$/FF -Pennaquan Lake	350.00	35,000	100%		35,000
500 X 200	\$/FF -Pennaquan Lake	350.00	175,000	50%	Excess Frt	87,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
725 X 200	\$/FF -Pennaquan Lake	350.00	253,750	10%	Excess Frt	25,375
Total Acres 41.00			Land Total			177,439

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	621 Sqft	Grade C 100	Base		74,524
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		-2,784
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		-978
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Below Average	Typical	70,762	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	100%	100%	28,305

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1920	360	C 100	7.603	Ava-	40%	100%	100%	3.041
Frame Garage	1920	768	D 100	10.633	Fair	30%	100%	100%	3.190
Outbuilding Total									6,231

**Acpt Land** 177,400 **Accepted Bldg** 34,500 **Total** 211,900

Account: 104 Card: 1 of 1

Map/Lot:  
Location:

017-001-1  
5 EVERGREEN LN

Neighborhood 32 EVERGREEN LN

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.40	Acres-Rear Land 1	400.00	160	100%		160
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			16,160

Dwelling Description				Replacement Cost New		
Log Home	One & 1/2 Story	1,248 Sqft	Grade D 110	Base		96,685
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		-5,271
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-5,066
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		-1,140
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	85,208
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	79%	100%	100%	67,314	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1986	192	D 110	2.451	Ava.	79%	100%	100%	1.936
2S Frame Garage	1986	1280	D 110	21.682	Ava.	79%	100%	100%	17.129
Outbuilding Total									19,065

<b>Acpt Land</b>	16,200	<b>Accepted Bldg</b>	86,400	<b>Total</b>	102,600
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Charlotte  
 Name: ANNIS, CHRISTOPHER D

**Valuation Report**

01/31/2024

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Map/Lot:

017-001-A

Account: 103 Card: 1 of 1

Location:

1 MAPLE TREE DR

Neighborhood 45 MAPLE TREE DR

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
12Mobile Home	1970	12X54	D 100	13.582	Poor	20%	100%	100%	2.716
1 & 1/2 Storv Fr	2018	640	D 100	15.072	Ava+	100%	100%	100%	15.072
<b>Outbuilding Total</b>									<b>17,788</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		17,800	<b>Total</b>		17,800



Neighborhood 45 MAPLE TREE DR

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 110	\$/FF -Pennamaquan Lake	350.00	51,913	100%		51,913
080 X 110	\$/FF -Pennamaquan Lake	350.00	20,765	50%	Excess Frt	10,383
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.71						Land Total 68,296

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	768 Sqft	Grade B 100	Base		97,322
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	1 CAR	Fin Bsmt		1,830
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,918
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,581
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Typical	Typical	Average	Typical	108,141
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	100,571	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2012	393	B 100	2.070	Ava.	1.925
One Storv Frame	2012	280	B 100	7.215	Ava.	6.710
Open Frame Porch	2012	84	B 100	975	Ava.	907
Frame Shed	2012	64	D 100	878	Ava.	817
Outbuilding Total						10,359

<b>Acpt Land</b>	68,300	<b>Accepted Bldg</b>	110,900	<b>Total</b>	179,200
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Charlotte  
 Name: URQUHART FAMILY REAL ESTATE TRUST  
 URQUHART, AARON & CLIFTON (TRUSTEES)  
 Account: 106 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 434  
 017-003  
 16 EVERGREEN LN

Map/Lot:  
 Location:

Neighborhood 32 EVERGREEN LN

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

**Sale Data**  
 Sale Date 11/30/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 092	\$/FF -Pennamaquan Lake	350.00	23,738	100%		23,738
070 X 092	\$/FF -Pennamaquan Lake	350.00	16,617	50%	Excess Frt	8,308
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.36						Land Total 38,046

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	1,110 Sqft	Grade C 100	Base		99,307
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		-5,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-6,868
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	87,009
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		86%	95%	100%
						<b>Value(Rcnd)</b>
						71,086

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	1985	700	C 100	2.925	Good	86%	95%	100%	2.390
Frame Shed	1985	48	E 100	474	Ava.	78%	100%	100%	370
Frame Shed	1985	128	E 100	780	Ava.	78%	100%	100%	608
Wood Deck	1985	174	E 100	410	Ava.	78%	100%	100%	320
Outbuilding Total									3,688

**Acpt Land** 38,000 **Accepted Bldg** 74,800 **Total** 112,800

Charlotte  
 Name: URQUHART FAMILY REAL ESTATE TRUST  
 URQUHART, AARON & CLIFTON (TRUSTEES)  
 Account: 107 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 435  
 017-004  
 EVERGREEN LN

Map/Lot:  
 Location:

Neighborhood 32 EVERGREEN LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

**Sale Data**  
 Sale Date 11/30/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 150	\$/FF -Pennamaquan Lake	350.00	30,311	90%	Unimproved	27,280	
100 X 150	\$/FF -Pennamaquan Lake	350.00	30,311	50%	Excess Frt	15,155	
Total Acres 0.68			Land Total		42,435		
<b>Acpt Land</b>		42,400	<b>Accepted Bldg</b>		0	<b>Total</b>	42,400

Charlotte  
 Name: HICKS, RALPH JR  
 HICKS, DIANA

**Valuation Report**

01/31/2024

Page 436

Account: 108 Card: 1 of 1

Map/Lot:  
 Location:

017-005  
 18 HICKS COVE RD

Neighborhood 41 HICKS COVE RD

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Lake/PondSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 060	\$/FF -Pennamaquan Lake	350.00	19,170	100%		19,170
150 X 060	\$/FF -Pennamaquan Lake	350.00	28,755	50%	Excess Frt	14,378
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.35					Land Total	38,048

Dwelling Description				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade D 100	Base	54,710
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,362
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	886
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		43,118
1996	0	Typical	Typical	Good			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		38,375
None	None	89%	100%	100%			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	573	D 100	1.982	Good	89%	100%	100%	1,764
Frame Shed	1996	64	E 100	536	Ava.	84%	100%	100%	450
Wood Deck	1996	124	E 100	310	Ava.	84%	100%	100%	260
Outbuilding Total									2,474

**Acpt Land** 38,000 **Accepted Bldg** 40,800 **Total** 78,800

Neighborhood 60 SANDY BEACH LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Lake/PondSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
050 X 200	\$/FF -Pennamaquan Lake	350.00	17,500	50%		8,750
1.85	Acres-Rear Land 1	400.00	740	100%		740
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
0.00	# -Lot Improvements	3,000.00	6,000	50%	Fract. Sha	0
Total Acres 2.54			Land Total			47,490

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,200 Sqft	Grade D 110	Base	94,212
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 None	Basement	-5,141
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	Minimal			Insulation	-1,461
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1975	0	Typical	Typical	Average	73%	100%	100%	87,610	
Functional Obsolescence		Economic Obsolescence						63,955	
None		None							

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1975	256	D 110	1.921	Ava.	73%	100%	100%	1,402
Encl Frame Porch	1975	174	D 100	2.077	Ava.	72%	100%	100%	1,495
Frame Shed	1975	234	D 100	1.946	Ava.	72%	100%	100%	1,401
Frame Shed	1975	160	E 100	904	Ava-	64%	100%	100%	579
2S Frame Garaae	1975	768	C 100	15.503	Ava.	72%	100%	100%	11,162
Outbuilding Total									16,039

<b>Acpt Land</b>	47,500	<b>Accepted Bldg</b>	80,000	<b>Total</b>	127,500
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Charlotte  
 Name: KNEELAND, PHILIP R  
 MOLINE, MOLINE, LINDA

**Valuation Report**

01/31/2024

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Account: 110 Card: 1 of 1

Map/Lot:  
 Location:

017-006-1  
 28 SANDY BEACH LN

Neighborhood 60 SANDY BEACH LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.46			Land Total			41,000

Dwelling Description				Replacement Cost New	
Conventional	One Story	632 Sqft	Grade D 110	Base	47,755
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,133
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,710
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	-855
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Good	Typical	36,057	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	29,206

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1970	70	D 110	365	Good	81%	100%	100%	296
Patio	1970	256	D 110	1.036	Good	81%	100%	100%	839
Frame Shed	1970	192	D 110	1.851	Good	81%	100%	100%	1,499
Outbuilding Total									2,634

<b>Acpt Land</b>	41,000	<b>Accepted Bldg</b>	31,800	<b>Total</b>	72,800
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Charlotte  
Name: CATES, CECIL

**Valuation Report**

01/31/2024

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Map/Lot:

017-007

Account: 111 Card: 1 of 1

Location:

SANDY BEACH LN

Neighborhood 60 SANDY BEACH LN

Zoning/Use Shorefront  
Topography Level  
Utilities  
Street Gravel

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**Sale Data**

Sale Date 09/27/2021  
Sale Price 45,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

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		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
Total Acres 0.46					Land Total	35,000

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<b>Acpt Land</b>	35,000	<b>Accepted Bldg</b>	0	<b>Total</b>		35,000
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Charlotte  
Name: BUROW, MICHAEL

**Valuation Report**

01/31/2024

Page 440

Map/Lot:

017-008

Account: 112 Card: 1 of 1

Location:

32 SANDY BEACH LN

Neighborhood 60 SANDY BEACH LN

**Sale Data**

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Sale Date 09/17/2021  
Sale Price 326,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.46					Land Total	41,000

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	960 Sqft	Grade B 100	Base	115,586
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-6,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,149
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,490
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,306
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Good	Typical	111,157
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100% 100%	101,153

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	672	B 100	14.101	Good	91%	100%	100%	12.832
Unfinished Attic	2002	672	B 100	2.450	Good	91%	100%	100%	2.230
Concrete Slab	2002	756	C 100	1.943	Ava.	87%	100%	100%	1.690
Outbuilding Total									16,752

**Acpt Land**

41,000

**Accepted Bldg**

117,900 **Total**

158,900



Charlotte  
 Name: HATTON, DANA  
 HATTON, DIXIE

**Valuation Report**

01/31/2024

Page 441

Account: 113 Card: 1 of 1

Map/Lot:  
 Location:

017-009  
 35 SANDY BEACH LN

Neighborhood 60 SANDY BEACH LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
250 X 200	\$/FF -Pennamaquan Lake	350.00	87,500	50%	Excess Frt	43,750
1.20	Acres-Rear Land 1	400.00	480	100%		480
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.81			Land Total			85,230

Dwelling Description				Replacement Cost New	
Conventional	One Story	720 Sqft	Grade D 100	Base	46,445
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	-8,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,771
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				Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	35,695
1985	0	Typical	Typical	Average		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						Value(Rcnld)
						28,199

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1998	496	D 100	8.590	Ava.	79%	100%	100%	6.786
One Story Frame	204	384	D 100	6.650	Ava.	79%	100%	100%	5.254
Wood Deck	1985	348	D 100	1.244	Ava.	79%	100%	100%	983
Open Frame Porch	1985	144	E 100	632	Ava.	78%	100%	100%	493
Wood Deck	1985	36	E 100	134	Ava.	78%	100%	100%	105
Wood Deck	1985	96	E 100	254	Ava.	78%	100%	100%	198
Outbuilding Total									13,819

**Acpt Land** 85,200 **Accepted Bldg** 42,000 **Total** 127,200

Charlotte  
 Name: HARMAN, JAMES E.  
 HARMAN, RITA S.

**Valuation Report**

01/31/2024

Page 442

Account: 114 Card: 1 of 1

Map/Lot:  
 Location:

017-010  
 263 MT TOM RD

Neighborhood 48 MT TOM RD

**Sale Data**  
 Sale Date 08/28/2019  
 Sale Price 74,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000	
500 X 200	\$/FF -Pennamaquan Lake	350.00	175,000	50%	Excess Frt	87,500	
999 X 200	\$/FF -Pennamaquan Lake	350.00	349,650	10%		34,965	
42.65	Acres-Rear Land 1	400.00	17,060	100%		17,060	
Total Acres 50.00			Land Total			174,525	

**Acpt Land** 174,500 **Accepted Bldg** 0 **Total** 174,500

Charlotte  
 Name: MAHAR, JOSEPH A

**Valuation Report**

01/31/2024

Page 443

Map/Lot:

017-011

Account: 115 Card: 1 of 1

Location:

255 MT TOM RD

Neighborhood 48 MT TOM RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
6.10	Acres-Rear Land 1	400.00	2,440	100%		2,440
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.10			Land Total			18,440

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1990	14X66	C 100	21.824	Ava.	40%	100%	100%	8.730
Wood Deck	1990	140	D 100	562	Ava.	80%	100%	100%	450
Frame Garaae	2002	864	C 110	15.812	Ava.	87%	100%	100%	13.756
						Outbuilding Total			22,936
<b>Acpt Land</b>		18,400	<b>Accepted Bldg</b>		22,900	<b>Total</b>		41,300	

Charlotte  
 Name: THOMSON, RANDALL  
 THOMSON, STACY

**Valuation Report**

01/31/2024

Page 444

Account: 128 Card: 1 of 1

Map/Lot:  
 Location:

018-001  
 31 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Sale Data	
Sale Date	11/06/2020
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$250F-Round Pond	250.00	25,000	100%		25,000
800 X 200	\$250F-Round Pond	250.00	200,000	50%	Excess Frt	100,000
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
7.30	Acres-Rear Land 1	400.00	2,920	100%		2,920
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.43			Land Total			143,920

Dwelling Description				Replacement Cost New	
Conventional	One Story	744 Sqft	Grade D 110	Base	51,998
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,013
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	755
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Good	Typical	40,660
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		86%	100%	100%
						<b>Value(Rcnld)</b>
						34,968

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1986	168	D 110	2.230	Good	Phy 86%	Func 100%	Econ 100%	1,918
Frame Shed	1986	64	E 100	536	Ava.	78%	100%	100%	418
Frame Shed	1986	48	E 100	474	Ava.	78%	100%	100%	370
Frame Garage	1994	960	C 100	15.783	Ava.	83%	80%	100%	10,480
Outbuilding Total									13,186

**Acpt Land** 143,900 **Accepted Bldg** 48,200 **Total** 192,100

Charlotte  
Name: JAMES, ERNEST

**Valuation Report**

01/31/2024

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Map/Lot:

018-002

Account: 129 Card: 1 of 1

Location:

23 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront  
Topography Level  
Utilities Septic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$250F-Round Pond	250.00	17,678	90%	Access	15,910
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.23			Land Total			18,910

Dwelling Description				Replacement Cost New	
Conventional	One Story	616 Sqft	Grade D 100	Base	42,863
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	-7,725
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,515
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,544
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	568
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Good	Typical	38,735	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		92%	90%	100%	32,073

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garae	2005	280	D 100	4.763	Ava.	89%	100%	100%	4,239
Outbuilding Total									4,239

**Accpt Land** 18,900 **Accepted Bldg** 36,300 **Total** 55,200

Charlotte  
 Name: JAMES, ERNEST

**Valuation Report**

01/31/2024

Page 446

Map/Lot:

018-002-1

Account: 131 Card: 1 of 1

Location:

OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
020 X 100	\$250F-Round Pond	250.00	3,536	90%	Unimproved	3,182	
5.50	Acres-Rear Land 1	400.00	2,200	100%		2,200	
Total Acres 5.55			Land Total		5,382		
<b>Acpt Land</b>		5,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						5,400	

Charlotte  
 Name: TRACY, WILLIAM W  
 TRACY, JOAN L

**Valuation Report**

01/31/2024

Page 447

Account: 130 Card: 1 of 1

Map/Lot:  
 Location:

018-003  
 21 OSCAR BROWN LN

Neighborhood 52 OSCAR BROWN RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 150	\$250F-Round Pond	250.00	21,651	90%	Access	19,486
050 X 100	\$250F-Round Pond	250.00	8,839	50%	Excess Frt	4,419
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.45						Land Total 29,905

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	594 Sqft	Grade B 100	Base		62,645
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-1,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,660
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Good	Typical	64,921
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	57,780	

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Storv Frame	1995	520	B 100	19.831	Good	89%	100%	100%	17.650
Frame Garage	1995	780	B 100	16.034	Good	89%	100%	100%	14.270
Canopv	1995	300	E 50	569	Fair	70%	75%	100%	298
Frame Shed	1995	192	D 100	1.683	Ava.	83%	100%	100%	1.397
Wood Deck	1995	56	B 100	426	Good	89%	100%	100%	379
Outbuilding Total									33,994

**Acpt Land** 29,900 **Accepted Bldg** 91,800 **Total** 121,700

Charlotte  
Name: COOK, EDGAR G

**Valuation Report**

01/31/2024

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Map/Lot:

018-004

Account: 132 Card: 1 of 1

Location:

19 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront  
Topography Level  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
075 X 100	\$250F-Round Pond	250.00	13,258 90%	Access	11,932	
Total Acres 0.17			Land Total		11,932	

Dwelling Description				Replacement Cost New		
Conventional	One Story	580 Sqft	Grade E 110	Base	27,918	
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	-6,377	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,316	
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing	-2,475	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	None	SFLA	580	Insulation	-479	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Obsolete	Obsolete	Average	Typical	17,271	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		60%	90%	100%	9,326

**Acpt Land** 11,900 **Accepted Bldg** 9,300 **Total** 21,200



Charlotte  
Name: THOMAS, STEPHEN H

**Valuation Report**

01/31/2024

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Map/Lot:

018-005+006

Account: 133 Card: 1 of 1

Location:

17 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

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

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 100	\$250F-Round Pond	250.00	17,678	90%	Access	15,910	
073 X 100	\$250F-Round Pond	250.00	12,905	90%	Access	0	
073 X 100	\$250F-Round Pond	3,000.00	6,000	50%	Excess Frt	5,807	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.40						Land Total	27,717

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,060 Sqft	Grade C 100	Base	100,706
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	-13,183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	3,589
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,500
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				
1994	2002	Typical	Typical	Average				95,612
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete		None		83%	80%	100%	63,486	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2010	204	D 100	1.758	Ava.	92%	100%	100%	1.617
Wood Deck	1994	424	C 100	1.821	Ava.	83%	80%	100%	1.209
Wood Deck	1994	56	C 100	349	Ava.	83%	80%	100%	232
Ouonset Garaae	2010	500	D 100	5.024	Ava.	92%	100%	100%	4.622
Outbuilding Total									7,680

**Acpt Land** 27,700 **Accepted Bldg** 71,200 **Total** 98,900

Charlotte  
Name: ALLISON, DANIEL

**Valuation Report**

01/31/2024

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Map/Lot:

018-007

Account: 135 Card: 1 of 1

Location:

13 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront  
Topography Level  
Utilities Lake/PondSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 100	\$250F-Round Pond	250.00	8,839	90%	Access	7,955
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.11					Land Total	12,455

Dwelling Description				Replacement Cost New	
Conventional	One Story	606 Sqft	Grade D 100	Base	42,519
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	-8,103
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,491
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,510
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Typical	Typical	Average	Typical	37,435
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	62%	100%	100%	23,210	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1954	64	E 100	536	Ava.	60%	100%	100%		322
Outbuilding Total										322

**Acpt Land** 12,500 **Accepted Bldg** 23,500 **Total** 36,000

Charlotte  
Name: SMITH, SADIE

**Valuation Report**

01/31/2024

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Account: 136 Card: 1 of 1

Map/Lot:  
Location:

018-008  
11 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$250F-Round Pond	250.00	25,000	90%	Access	22,500
200 X 200	\$250F-Round Pond	250.00	50,000	50%	Excess Frt	0
200 X 200	\$250F-Round Pond	3,000.00	3,000	90%	Access	22,500
0.80	Acres-Rear Land 1	400.00	320	100%		320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.18			Land Total			51,320

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,058 Sqft	Grade C 100	Base	70,836
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	-3,104
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
1960	0	Typical	Typical	Good	Typical	67,732
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	53,508	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1960	160	C 100	765	Good	79%	100%	100%	604
1 & 1/2 Storv Fr	1960	49	C 100	1,407	Good	79%	100%	100%	1,112
Frame Shed	1960	160	E 100	904	Ava-	55%	100%	100%	497
Frame Shed	1960	280	D 100	2,235	Ava-	55%	100%	100%	1,229
Outbuilding Total									3,442

**Acpt Land** 51,300 **Accepted Bldg** 57,000 **Total** 108,300

Charlotte  
 Name: CALAIS ROD & GUN CLUB

**Valuation Report**

01/31/2024

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Map/Lot:

018-009

Account: 137 Card: 1 of 1

Location:

CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 37

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 100	\$250F-Round Pond	250.00	17,678	10%	Unimproved	1,768	
500 X 100	\$250F-Round Pond	250.00	88,388	10%	Size/Shape	8,839	
Total Acres 1.38			Land Total		10,607		
<b>Acpt Land</b>		10,600	<b>Accepted Bldg</b>		0	<b>Total</b>	10,600

Charlotte  
Name: ACKLEY, HEIRS OF THEODORE

**Valuation Report**

01/31/2024

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Account: 138 Card: 1 of 1

Map/Lot:  
Location:

018-010  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 073	\$250F-Round Pond	250.00	15,104	10%	Unimproved	1,510	
500 X 073	\$250F-Round Pond	250.00	75,519	10%	Size/Shape	7,552	
Total Acres 1.01			Land Total			9,062	
<b>Acpt Land</b>		9,100	<b>Accepted Bldg</b>		0	<b>Total</b>	9,100

Charlotte  
Name: SABATTUS, MICHAEL

**Valuation Report**

01/31/2024

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Account: 139 Card: 1 of 1

Map/Lot:  
Location:

018-011  
182 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 1 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 165	\$250F-Round Pond	250.00	11,354	100%		11,354	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.19			Land Total			17,354	

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1998	14X50	C 100	17.600	Ava.	40%	100%	100%	7,040
Open Frame Porch	1998	144	E 100	632	Ava.	85%	100%	100%	537
Wood Deck	1998	48	D 100	260	Ava.	85%	100%	100%	221
Wood Deck	1998	40	E 100	142	Fair	73%	100%	100%	104
Outbuilding Total									7,902
<b>Acpt Land</b>		17,400	<b>Accepted Bldg</b>		7,900	<b>Total</b>			25,300

Charlotte  
 Name: FULTON, ELIZABETH E  
 FULTON, DAVID K

**Valuation Report**

01/31/2024  
 Page 455  
 018-012  
 CHARLOTTE RD

Account: 140 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 11/10/2022  
 Sale Price 17,000  
 Sale Type Land Only  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 165	\$250F-Round Pond	250.00	22,707	90%	Unimproved	20,437	
Total Acres 0.38			Land Total		20,437		
<b>Acpt Land</b>		20,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						20,400	

Charlotte  
 Name: MORRIS, AARON  
 MORRIS, CHRISTINE

**Valuation Report**

01/31/2024

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Account: 141 Card: 1 of 1

Map/Lot:  
 Location:

018-013  
 180 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 160	\$250F-Round Pond	250.00	22,361	100%		22,361
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.37			Land Total			28,361

Dwelling Description				Replacement Cost New		
Conventional	One Story	512 Sqft	Grade C 100	Base		50,299
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 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% Forced Warm	Cooling	0% None	Heat		0
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	512	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	Typical	Typical	Good	Typical	50,299	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		95%	100%	100%	47,784

**Accpt Land** 28,400 **Accepted Bldg** 47,800 **Total** 76,200



Account: 142 Card: 1 of 1

Map/Lot: 018-014  
Location: 178 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
Topography Below Street  
Utilities Lake/PondSeptic System  
Street Paved

**Sale Data**  
Sale Date 07/14/2016  
Sale Price 120,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 150	\$250F-Round Pond	250.00	10,825	100%		10,825	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500	
Total Acres 0.17						Land Total	15,325

Dwelling Description				Replacement Cost New	
Conventional	One Story	816 Sqft	Grade C 100	Base	60,672
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,850
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,448
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	2005	Typical	Typical	Good	Typical	46,374
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	41,273	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1994	280	C 100	1.245	Good	89%	100%	100%	1.108
Wood Deck	1994	220	C 100	1.005	Good	89%	100%	100%	894
Frame Shed	1994	96	C 100	1.316	Good	89%	100%	100%	1.171
Outbuilding Total									3,173

<b>Acpt Land</b>	15,300	<b>Accepted Bldg</b>	44,400	<b>Total</b>	59,700
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Charlotte  
 Name: HALL, MELVIN L  
 HALL, SANDRA R

**Valuation Report**

01/31/2024

Page 458

Account: 143 Card: 1 of 1

Map/Lot:  
 Location:

018-015  
 176 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 140	\$250F-Round Pond	250.00	20,917	100%		20,917
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.32			Land Total			26,917

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,008 Sqft	Grade B 100	Base		124,110
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	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,767
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	132,367
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	104,570	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1985	120	B 100	2.417	Ava.	79%	100%	100%	1,909
Encl Frame Porch	1985	324	B 100	4.961	Ava.	79%	100%	100%	3,919
Wood Deck	1985	528	B 100	2.729	Ava.	79%	100%	100%	2,156
Wood Deck	1985	72	B 100	504	Ava.	79%	100%	100%	398
Wood Deck	1985	24	B 100	270	Ava.	79%	100%	100%	213
Frame Shed	1985	79	D 100	973	Ava.	78%	100%	100%	759
Outbuilding Total									9,354

<b>Acpt Land</b>	26,900	<b>Accepted Bldg</b>	113,900	<b>Total</b>	140,800
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Charlotte  
Name: PRICE, JAMES M

**Valuation Report**

01/31/2024

BEST, KATHERINE GAYE

Page 459

Account: 144 Card: 1 of 1

Map/Lot:

018-016

Location:

174 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
Topography Below Street  
Utilities Lake/PondSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 150	\$250F-Round Pond	250.00	16,238	100%		16,238
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.26					Land Total	20,738

Dwelling Description				Replacement Cost New	
Conventional	One Story	472 Sqft	Grade D 100	Base	37,904
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	-7,073
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,161
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
2000	0	Typical	Typical	Average	Typical	29,670
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	25,813	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2000	148	D 100	588	Ava.	87%	100%	100%		512
Outbuilding Total										512

<b>Acpt Land</b>	20,700	<b>Accepted Bldg</b>	26,300	<b>Total</b>	47,000
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Charlotte  
 Name: CHICK, WAYNE  
 CHICK, DAWN

**Valuation Report**

01/31/2024

Page 460

Account: 145 Card: 1 of 1

Map/Lot:  
 Location:

018-017  
 172 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 105	\$250F-Round Pond	250.00	18,114	100%		18,114	
050 X 105	\$250F-Round Pond	250.00	9,057	50%	Excess Frt	4,529	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.36						Land Total	28,643

Dwelling Description				Replacement Cost New		
Conventional	Two Story	420 Sqft	Grade C 110	Base		71,697
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			Insulation		1,040
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Good	Typical	72,737
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	89%	100%	100%	64,736	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Two Storv Frame	1994	420	C 110	14.442	Good	89%	100%	100%	12.853
Wood Deck	1994	144	C 110	771	Good	89%	100%	100%	686
Wood Deck	1994	150	C 110	798	Good	89%	100%	100%	710
Frame Shed	1994	64	E 100	536	Poor	60%	100%	100%	322
Outbuilding Total									14,571

**Acpt Land** 28,600 **Accepted Bldg** 79,300 **Total** 107,900

Charlotte  
 Name: CHICK, WAYNE  
 CHICK, DAWN

**Valuation Report**

01/31/2024

Page 461

Account: 146 Card: 1 of 1

Map/Lot:  
 Location:

018-018  
 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 04/10/2019  
 Sale Price 500  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 8 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 050	\$250F-Round Pond	250.00	12,500	100%		12,500	
Total Acres 0.11					Land Total	12,500	
<b>Acpt Land</b>		12,500	<b>Accepted Bldg</b>		0	<b>Total</b>	12,500

Charlotte  
Name: SMITH, SADIE M

**Valuation Report**

01/31/2024

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Account: 147 Card: 1 of 1

Map/Lot:  
Location:

018-019  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
Topography Below Street  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 8 0

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
800 X 050	\$250F-Round Pond	250.00	100,000	10%	Size/Shape	10,000	
Total Acres 0.92					Land Total	10,000	
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>	0	<b>Total</b>	10,000	

Charlotte  
Name: CHARLOTTE,TOWN OF

**Valuation Report**

01/31/2024

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Account: 148 Card: 1 of 1

Map/Lot:  
Location:

018-020  
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront  
Topography Below Street  
Utilities None  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
600 X 050	\$250F-Round Pond	250.00	75,000	10%	Size/Shape	7,500	
Total Acres 0.69					Land Total	7,500	
<b>Acpt Land</b>		7,500	<b>Accepted Bldg</b>	0	<b>Total</b>	7,500	

Charlotte  
 Name: FROST, ERIN  
 FROST, DAVID

**Valuation Report**

01/31/2024

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Account: 57 Card: 1 of 1

Map/Lot:  
 Location:

019-001  
 1181 STATION RD

Neighborhood 67 STATION RD

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 1 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	10,000.00	7,746	100%		7,746
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.60			Land Total			13,746

		Dwelling Description		Replacement Cost New	
Conventional	One & 1/2 Story	804 Sqft	Grade C 100	Base	81,828
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	-4,512
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	1/4 Finished			Attic	6,316
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition		Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	83,632
1930	2010	Typical	Typical	Good		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	58,542	

		Outbuildings/Additions/Improvements		Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1930	120	C 100	1.078	Good	70%	100%	100%	755
Wood Deck	1930	109	C 100	561	Good	70%	100%	100%	393
Frame Garage	2010	660	B 100	13.886	Ava.	92%	85%	100%	10,859
Frame Shed	2010	220	C 100	2.266	Ava.	92%	60%	100%	1,251
Outbuilding Total									13,258

**Acpt Land** 13,700 **Accepted Bldg** 71,800 **Total** 85,500



Charlotte  
 Name: FROST, ERIN  
 FROST, DAVID

**Valuation Report**

01/31/2024

Page 465

Account: 497 Card: 1 of 1

Map/Lot:  
 Location:

019-001  
 1177 STATION RD

Neighborhood 67 STATION RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	10,000.00	8,944	100%		8,944
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.80			Land Total			14,944

Dwelling Description				Replacement Cost New	
Conventional	One Story	783 Sqft	Grade A 100	Base	102,268
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Sheet Metal	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	-3,524
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	6,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	Modern	Modern	Above Average	Typical	105,494
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	100%	100%	100%	105,494	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2020	270	A 100	1.808	Good	100%	100%	100%	1.808
Wood Deck	2020	56	A 100	524	Good	100%	100%	100%	524
Encl Frame Porch	2020	48	A 100	1.869	Good	100%	100%	100%	1.869
Outbuilding Total									4,201

<b>Acpt Land</b>	14,900	<b>Accepted Bldg</b>	109,700	<b>Total</b>	124,600
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Charlotte  
 Name: CHADWICK, LAURA  
 KNOWLES, BENJAMIN

**Valuation Report**

01/31/2024

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Account: 58 Card: 1 of 1

Map/Lot:  
 Location:

019-002  
 21 SCHOOL HOUSE LN

Neighborhood 63 SCHOOL HOUSE LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Lake/PondSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 08/14/2020  
 Sale Price 100,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 247	\$/FF -Pennamaquan Lake	350.00	38,896	100%		38,896	
200 X 247	\$/FF -Pennamaquan Lake	350.00	77,791	50%	Excess Frt	38,896	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%	Fract. Sha	1,800	
0.00	Acres-Rear Land 1	3,000.00	6,000	100%		0	
Total Acres 1.70			Land Total		82,592		

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	378 Sqft	Grade D 100	Base	47,146	
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	-7,396	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	25% Forced Warm	Cooling	0% None	Heat	-1,569	
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	-697	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		37,484
1930	0	Typical	Typical	Good			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			70%	100%	100%	26,239

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1991	100	D 100	1,732	Good	70%	100%	100%	1,212
Wood Deck	1991	249	D 100	919	Good	70%	100%	100%	643
Frame Shed	1991	100	E 100	674	Ava.	81%	100%	100%	546
Wood Deck	1991	40	E 100	142	Ava.	81%	100%	100%	115
Outbuilding Total									2,516

**Acpt Land** 82,600 **Accepted Bldg** 28,800 **Total** 111,400

Charlotte  
 Name: FENDERSON, VALERIE MCPHEE

**Valuation Report**

01/31/2024  
 Page 467  
 019-003  
 STATION RD

Account: 59 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 67 STATION RD

Zoning/Use Rural  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	10,000.00	10,000	90%	Unimproved	9,000	
26.00	Acres-Rear Land 1	400.00	10,400	100%		10,400	
Total Acres 27.00			Land Total			19,400	
<b>Acpt Land</b>		19,400	<b>Accepted Bldg</b>		0	<b>Total</b>	19,400

Charlotte  
 Name: GERIBO, DEAN C.  
 GERIBO, ASHLEY E.

**Valuation Report**

01/31/2024  
 Page 468  
 019-004  
 23 CEDAR LN

Account: 60 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 25 CEDAR LN

**Sale Data**

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

Sale Date 06/20/2019  
 Sale Price 342,500  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 274	\$/FF -Pennamaquan Lake	350.00	40,966	100%		40,966
154 X 274	\$/FF -Pennamaquan Lake	350.00	63,088	50%	Excess Frt	31,544
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60						Land Total 78,510

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	1,024 Sqft	Grade B 110	Base	126,678
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	1024 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,490
Heating	110% Hot Water BB	Cooling	0% None	Heat	4,023
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	12,078
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,319
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Typical	Typical	Good	Typical	161,588	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		91%	100%	100%	147,045

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	2002	320	B 110	1.885	Good	91%	100%	100%	1.715
Open Frame Porch	2002	280	B 110	3.105	Good	91%	100%	100%	2.826
2S Frame Garaae	2002	624	B 110	17.582	Good	91%	100%	100%	16.000
Frame Shed	2002	240	B 100	2.951	Good	91%	100%	100%	2.685
Frame Shed	2002	70	C 100	1.117	Ava.	87%	100%	100%	972
Outbuilding Total									24,198

**Acpt Land**

78,500

**Accepted Bldg**

171,200

**Total**

249,700

Charlotte  
 Name: FENDERSON, VALERIE

**Valuation Report**

01/31/2024

Page 469

Map/Lot:

019-005

Account: 61 Card: 1 of 1

Location:

28 HAWKES LN

Neighborhood 39 HAWKES LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities  
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 8 98

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 228	\$/FF -Pennamaquan Lake	350.00	37,370	100%		37,370
154 X 228	\$/FF -Pennamaquan Lake	350.00	57,549	50%	Excess Frt	28,775
Total Acres 1.33					Land Total	66,145

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1940	304	D 100	2.386	Poor	23%	100%	100%	549	
								Outbuilding Total	549	
<b>Acpt Land</b>		66,100	<b>Accepted Bldg</b>		500	<b>Total</b>		66,600		

Charlotte  
 Name: BARRY, MICHEAL J.  
 BARRY, DAWN M.

**Valuation Report**

01/31/2024  
 Page 470  
 019-006  
 18 HAWKES LN

Account: 62 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 39 HAWKES LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 11/19/2020  
 Sale Price 374,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 225	\$/FF -Pennamaquan Lake	350.00	37,123	100%		37,123
250 X 225	\$/FF -Pennamaquan Lake	350.00	92,808	50%	Excess Frt	46,404
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.81						Land Total 89,527

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	1,230 Sqft	Grade B 100	Base		129,517
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	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,575
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	Typical	Typical	Good	Typical	139,582	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	122,832

<b>Outbuildings/Additions/Improvements</b>							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Open Frame Porch	1992	240	B 100	2.446	Good	88% 100% 100%	2.152
Wood Deck	1992	400	B 100	2.104	Good	88% 100% 100%	1.852
Frame Garage	1992	780	B 100	16.034	Good	88% 100% 100%	14.110
One Storr Frame	1960	264	E 100	2.788	Ava.	64% 100% 100%	1.784
Wood Deck	1960	128	E 100	318	Ava.	64% 100% 100%	204
Outbuilding Total							20,102

**Acpt Land** 89,500 **Accepted Bldg** 142,900 **Total** 232,400

Charlotte  
 Name: REARDON, LUCAS  
 GOWER, GOWER, KRISTEN  
 Account: 63 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 471  
 019-007  
 12 HAWKES LN

Map/Lot:  
 Location:

Neighborhood 39 HAWKES LN  
 Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 11/25/2014  
 Sale Price 123,700  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 145	\$/FF -Pennamaquan Lake	350.00	29,801	100%		29,801
080 X 145	\$/FF -Pennamaquan Lake	350.00	23,841	50%		11,921
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.60						Land Total 47,722

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	672 Sqft	Grade D 100	Base	60,917
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	-8,610
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-3,410
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	8,767
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	Good	Typical	57,664
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	50,168	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1990	48	D 100	260	Good	226
Encl Frame Porch	1990	152	D 100	1.893	Good	1.647
Frame Shed	1990	150	D 100	1.419	Ava.	1.135
Frame Shed	1990	25	D 100	633	Ava.	506
Wood Deck	1990	120	D 100	496	Ava.	397
Outbuilding Total						3,911

**Acpt Land** 47,700 **Accepted Bldg** 54,100 **Total** 101,800

Account: 64 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19 BOWEN EXTENSION

Zoning/Use Shorefront  
Topography Below Street  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	50%		17,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.09	Acres-Rear Land 1	400.00	36	100%		36
Total Acres 1.01			Land Total			58,536

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,144 Sqft	Grade B 100	Base		128,974
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		-3,976
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-5,495
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,575
Insulation	Minimal			Insulation		-2,198
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built 1935	Renovated 1993	Kitchens Typical	Baths Typical	Condition Good	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				71%	100%	100%		90,433

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1985	495	B 100	2.568	Good	71%	100%	100%	1.823
Frame Garage	1940	304	D 100	5.051	Ava.	52%	100%	100%	2.627
Frame Shed	1935	256	D 100	2.084	Ava.	50%	100%	100%	1.042
Frame Shed	1935	240	E 100	1.210	Ava.	50%	100%	100%	605
Outbuilding Total									6,097

**Acpt Land** 58,500 **Accepted Bldg** 96,500 **Total** 155,000



Neighborhood 19 BOWEN EXTENSION

Zoning/Use Shorefront  
Topography Below Street  
Utilities Lake/PondSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
160 X 200	\$/FF -Pennamaquan Lake	350.00	56,000	50%	Excess Frt	28,000
1.00	# -Lot Improvements	3,000.00	3,000	25%	Fract. Sha	750
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.19			Land Total			66,750

Dwelling Description				Replacement Cost New	
Conventional	One Story	225 Sqft	Grade E 110	Base	19,718
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	-3,470
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,382
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,160
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Total
Built	Renovated	Kitchens	Baths	Condition	Layout	
1941	2006	Obsolete	Old Type	Below Average	Typical	16,840
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	46%	95%	100%	7,359	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1941	210	E 110	2,440	Ava-	46%	95%	100%	1,066
Open Frame Porch	1941	105	E 110	529	Ava-	46%	95%	100%	231
Frame Shed	1941	110	E 110	783	Ava-	46%	95%	100%	342
Frame Shed	1941	72	E 110	623	Ava-	46%	95%	100%	273
Outbuilding Total									1,912

<b>Acpt Land</b>	66,800	<b>Accepted Bldg</b>	9,300	<b>Total</b>	76,100
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Charlotte  
 Name: CAMICK,JAMES & BARBARA (LE)  
 CAMICK,JAMES,CARSON,TYLER,PAUL,DAVID,  
 Account: 69 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 474  
 019-010  
 26 BOWEN EXT

Map/Lot:  
 Location:

Neighborhood 19 BOWEN EXTENSION

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 400	\$/FF -Pennamaquan Lake	350.00	49,497	100%		49,497
170 X 400	\$/FF -Pennamaquan Lake	350.00	84,146	50%	Excess Frt	42,073
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.48						Land Total 97,570

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	672 Sqft	Grade C 110	Base		85,323
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		3,300
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,455
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1995	2001	Typical	Typical	Good	Typical		90,078
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	89%	100%	100%	80,169		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhand	1995	56	C 110	1.301	Good	89%	100%	100%	1.158
Wood Deck	1995	432	C 110	2.038	Good	89%	100%	100%	1.814
Wood Deck	1995	208	C 110	1.053	Good	89%	100%	100%	937
Wood Deck	1995	100	C 110	578	Good	89%	100%	100%	514
Wood Deck	1995	192	C 110	982	Good	89%	100%	100%	874
Frame Shed	1995	140	D 100	1.355	Ava.	83%	100%	100%	1.125
Wood Deck	1995	40	E 100	142	Ava-	77%	100%	100%	109
Wood Deck	1995	140	E 100	342	Ava.	83%	100%	100%	284
Outbuilding Total									6,815

Acpt Land 97,600 Accepted Bldg 87,000 Total 184,600

Charlotte  
 Name: MITCHELL, JAMES

**Valuation Report**

01/31/2024

Page 475

Map/Lot:

019-011

Account: 324 Card: 1 of 1

Location:

BOWEN ST EXT

Neighborhood 19 BOWEN EXTENSION  
 Tree Growth 2012  
 Zoning/Use Shorefront  
 Topography Rolling  
 Utilities None  
 Street Gravel

Reference 1  
 Reference 2 TREE GROWTH ISSUE  
 Tran/Land/Bldg 2 2 0  
 Tree Growth 2022 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.50	Acres-Rear Land 1	400.00	3,400	100%		3,400	
13.10	Acres-Softwood TG	135.00	1,503	100%		1,503	
15.90	Acres-Mixed Wood TG	165.00	2,230	100%		2,230	
2.50	Acres-Hardwood TG	130.00	276	100%		276	
1.00	Acres-Baselot	5,000.00	5,000	100%		5,000	
Total Acres 41.00			Land Total		12,409		
<b>Accpt Land</b>		12,400	<b>Accepted Bldg</b>		0	<b>Total</b> 12,400	

Charlotte  
Name: MITCHELL, DAVID A

**Valuation Report**

01/31/2024

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Map/Lot:

019-011-1

Account: 70 Card: 1 of 1

Location:

38 KINGFISHER DR

Neighborhood 19 BOWEN EXTENSION  
Tree Growth 2012  
Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 08/26/2016  
Sale Price 50,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 2022 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
17.10	Acres-Softwood TG	135.00	1,962	100%		1,962
11.50	Acres-Mixed Wood TG	165.00	1,613	100%		1,613
2.40	Acres-Rear Land 1	400.00	960	100%		960
Total Acres 32.00			Land Total			20,535

Dwelling Description				Replacement Cost New		
Contemporary	One Story	1,536 Sqft	Grade A 100	Base		143,186
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	1536 Sqft, Grade B	Basement Gar	None	Fin Bsmt		24,736
Heating	75% Hot Water BB	Cooling	0% None	Heat		-233
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,592
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built 2017	Renovated 0	Kitchens Modern	Baths Modern	Condition Good	Layout Typical		174,781
Functional Obsolescence None	Economic Obsolescence None	Phys. % 95%	Func. % 100%	Econ. % 100%			Value(Rcnld) 166,042

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	2014	1152	C 110	20.460	Ava.	Phy 94%	Func 100%	Econ 100%	19,232
Frame Garage	2017	576	B 100	12.383	Ava+	95%	100%	100%	11,764
Wood Deck	2017	760	B 100	3.861	Ava+	95%	100%	100%	3,668
Outbuilding Total									34,664

**Acpt Land** 20,500 **Accepted Bldg** 200,700 **Total** 221,200

Charlotte  
 Name: CHURCHILL, ELIZABETH

**Valuation Report**

01/31/2024

Page 477

Map/Lot:

019-012

Location:

HIDDEN DR

Account: 71 Card: 1 of 1

Neighborhood 42 HIDDEN DR

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Lake/PondSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 10/15/2020  
 Sale Price 131,500  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 247	\$/FF -Pennamaquan Lake	350.00	38,896	100%		38,896
294 X 247	\$/FF -Pennamaquan Lake	350.00	114,353	50%	Excess Frt	57,177
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 2.24			Land Total			100,573

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1979	12X60	D 100	14.734	Fair	28%	100%	100%	4.126
A-Roof	1979	720	D 100	1.251	Ava.	74%	100%	100%	926
Wood Deck	1979	288	D 100	1.047	Ava.	74%	100%	100%	775
Frame Shed	1979	50	E 100	482	Ava.	74%	100%	100%	357
Wood Deck	1979	120	C 100	605	Ava.	74%	100%	100%	448
Wood Deck	1979	176	D 100	680	Ava.	74%	100%	100%	503
Wood Deck	1979	110	D 100	463	Ava.	74%	100%	100%	343
Outbuilding Total									7,478

**Acpt Land** 100,600 **Accepted Bldg** 7,500 **Total** 108,100

Charlotte  
Name: MITCHELL, JAMES R

**Valuation Report**

01/31/2024

Page 478

Map/Lot:

019-013

Account: 72 Card: 1 of 1

Location:

7 HIDDEN DR

Neighborhood 42 HIDDEN DR

Zoning/Use Shorefront  
Topography Below Street  
Utilities  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 247	\$/FF -Pennaquan Lake	350.00	19,448	100%		19,448
Total Acres 0.28			Land Total			19,448

Dwelling Description		Replacement Cost New			
Conventional	One Story	600 Sqft	Grade E 110	Base	28,380
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	-5,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,361
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,475
Attic	1/2 Finished			Attic	4,249
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	600	Insulation	-495
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Obsolete	Obsolete	Average	Typical	22,894
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		67%	72%	100%
						<b>Value(Rcnd)</b>
						11,044

**Acpt Land** 19,400 **Accepted Bldg** 11,000 **Total** 30,400

Charlotte  
Name: HILYARD, MORGAN

**Valuation Report**

01/31/2024

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Map/Lot:

019-014

Location:

19 SHORE LN

Account: 66 Card: 1 of 1

Neighborhood 65 SHORE LN

Zoning/Use Shorefront  
Topography Below Street  
Utilities  
Street Gravel

**Sale Data**  
Sale Date 07/18/2014  
Sale Price 15,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 1 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
050 X 247	\$/FF -Pennaquan Lake	350.00	19,448	100%	19,448
Total Acres 0.28			Land Total		19,448

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1,024 Sqft	Grade C 110	Base	98,643
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Standing Seam Metal	Roof	4,224
					0
					0
Foundation	Piers	Basement	None	Basement	-15,180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,069
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,950
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,534
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>	
2015	0	Obsolete	Obsolete	Average	Typical		75,134
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
Incomplete	None	94%	68%	100%			48,026

Outbuildings/Additions/Improvements						Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Storv Frame	2015	240	C 110	5.576	Ava.	94%	68%	100%	3.564
Encl Frame Porch	2015	182	C 110	2.877	Ava.	94%	68%	100%	1.839
Wood Deck	2015	182	C 110	938	Ava.	94%	68%	100%	600
<b>Outbuilding Total</b>									<b>6,003</b>

<b>Acpt Land</b>	19,400	<b>Accepted Bldg</b>	54,000	<b>Total</b>	73,400
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Charlotte  
Name: HILYARD, WENDE O

**Valuation Report**

01/31/2024

Page 480

Map/Lot: 019-015

Account: 73 Card: 1 of 1

Location: 17 SHORE LN

Neighborhood 65 SHORE LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities  
Street Gravel

**Sale Data**  
Sale Date 12/16/2018  
Sale Price 24,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 319	\$/FF -Pennamaquan Lake	350.00	44,203	100%		44,203
050 X 319	\$/FF -Pennamaquan Lake	350.00	22,101	50%	Excess Frt	11,051
Total Acres 1.10			Land Total			55,254

Dwelling Description				Replacement Cost New		
Conventional	One Story	432 Sqft	Grade E 110	Base		23,274
Exterior	Asbestos Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-4,538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-980
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-2,475
Attic	Full Finished			Attic		6,029
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-356
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Obsolete	Average	Typical	20,954
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		60%	95%	100%
						<b>Value(Rcnld)</b>
						11,944

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	432	E 110	1.019	Ava.	60%	95%	100%	580
Outbuilding Total									580

**Acpt Land** 55,300 **Accepted Bldg** 12,500 **Total** 67,800



Charlotte  
 Name: HALLOWELL, KEITH H  
 HALLOWELL, KAREN A  
 Account: 74 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 481  
 Map/Lot: 019-016  
 Location: 12 SHORE LN

Neighborhood 65 SHORE LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 11/06/2020  
 Sale Price 129,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
200 X 200	\$/FF -Pennamaquan Lake	350.00	70,000	50%	Excess Frt	35,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.31	Acres-Rear Land 1	400.00	124	100%		124
Total Acres 1.69			Land Total			76,124

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One & 1/2 Story	1,065 Sqft	Grade C 110	Base	106,410
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	-15,603
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,273
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	1,598	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2020	0	Typical	Typical	Average	Typical	85,534	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		95%	100%	100%	81,257

**Acpt Land** 76,100 **Accepted Bldg** 81,300 **Total** 157,400

Charlotte  
 Name: HILDERBRAND, TIFFANY A  
 HILDERBRAND, LARRY W

**Valuation Report**

01/31/2024  
 Page 482  
 019-017  
 10 SHORE LN

Account: 67 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 07/19/2019  
 Sale Price 250,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 170	\$/FF -Pennamaquan Lake	350.00	32,268	100%	Unimproved	32,268
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
100 X 170	\$/FF -Pennamaquan Lake	350.00	32,268	50%	Excess Frt	16,134
Total Acres 0.78						Land Total 54,402

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,558 Sqft	Grade B 100	Base	159,097
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	-21,233
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	110% Hot Water BB	Cooling	0% None	Heat	6,490
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,741
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Typical	Typical	Good	Typical	157,245
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		94%	100%	100%
						<b>Value(Rcnd)</b>
						147,810

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Frame Garaae	2013	532	B 100	11.595	Good	94%	100%	100%	10.899
Patio	2013	414	B 100	2.173	Good	94%	100%	100%	2.043
2S Frame Garaae	2013	999	B 100	23.611	Good	94%	100%	100%	22.194
Outbuilding Total									35,136

**Acpt Land** 54,400 **Accepted Bldg** 182,900 **Total** 237,300

Neighborhood 46 MITCHELL DR

Zoning/Use Shorefront  
Topography Below Street  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 226	\$/FF -Pennamaquan Lake	350.00	37,206	100%		37,206
150 X 226	\$/FF -Pennamaquan Lake	350.00	55,808	50%	Excess Frt	27,904
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.30						Land Total 71,110

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	320 Sqft	Grade D 100	Base	32,669
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	-5,904
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,082
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,957
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-236
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Good	Typical	30,404
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	24,323	

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1965	268	D 100	4.641	Good	80%	100%	100%	3.713
Open Frame Porch	1965	72	D 100	580	Good	80%	100%	100%	464
Encl Frame Porch	1965	180	D 100	2.128	Good	80%	100%	100%	1.702
Wood Deck	1965	32	D 100	207	Good	80%	100%	100%	166
Outbuilding Total									6,045

<b>Acpt Land</b>	71,100	<b>Accepted Bldg</b>	30,400	<b>Total</b>	101,500
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Account: 76 Card: 1 of 1

Map/Lot:  
Location:

019-019  
13 MITCHELL R

Neighborhood 46 MITCHELL DR

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 120	\$/FF -Pennamaquan Lake	350.00	27,111	100%		27,111
140 X 120	\$/FF -Pennamaquan Lake	350.00	37,955	50%	Excess Frt	18,978
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.67						Land Total 52,089

Dwelling Description				Replacement Cost New		
Conventional	One Story	896 Sqft	Grade A 100	Base		96,048
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		1,835
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Typical	Modern	Good	Typical	97,883
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	92,989	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2016	896	A 100	22.266	Good	95%	100%	100%		21.153
Wood Deck	2016	310	A 100	2.048	Good	95%	100%	100%		1.946
Outbuilding Total										23,099

<b>Acpt Land</b>	52,100	<b>Accepted Bldg</b>	116,100	<b>Total</b>	168,200
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Charlotte  
Name: COOK, JOHN J JR

**Valuation Report**

01/31/2024

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Map/Lot:

019-020

Account: 77 Card: 1 of 1

Location:

15 CAMP DR

Neighborhood 22 CAMP DR

Zoning/Use Shorefront  
Topography Below Street  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 150	\$/FF -Pennamaquan Lake	350.00	30,311	100%		30,311
200 X 150	\$/FF -Pennamaquan Lake	350.00	60,622	50%	Excess Frt	30,311
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.10	Acres-Rear Land 1	400.00	40	100%		40
Total Acres 1.13			Land Total			66,662

Dwelling Description				Replacement Cost New	
Conventional	One Story	680 Sqft	Grade D 100	Base	45,067
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	-8,672
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	Minimal			Insulation	-502
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Typical	Below Average	Typical	35,893
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	51%	60%	100%	10,983	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1950	108	E 100	704	Poor	30%	100%	100%	211
Wood Deck	1950	204	C 100	941	Ava.	58%	100%	100%	546
Outbuilding Total									757

**Acpt Land** 66,700 **Accepted Bldg** 11,700 **Total** 78,400

Charlotte  
 Name: PARKS, JANET P  
 PARKS, THOMAS D

**Valuation Report**

01/31/2024

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Account: 78 Card: 1 of 1

Map/Lot:  
 Location:

019-021  
 9 PETERSON LN

Neighborhood 53 PETERSON LN

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
150 X 200	\$/FF -Pennamaquan Lake	350.00	52,500	50%	Excess Frt	26,250
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 1.15						Land Total 66,050

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	304 Sqft	Grade D 100	Base		43,680
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-5,781
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-1,542
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,075
Insulation	None			Insulation		-561
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition			
1958	0	Typical	Typical	Average	Typical		38,871
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		64%	100%	100%	24,877

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1958	575	D 100	9.958	Ava.	64%	100%	100%	6.373	
Frame Shed	1958	168	E 100	934	Ava.	62%	100%	100%	579	
Frame Garage	1958	320	C 100	6.394	Ava.	62%	100%	100%	3.964	
Outbuilding Total									10,916	

**Acpt Land** 66,100 **Accepted Bldg** 35,800 **Total** 101,900

Charlotte  
 Name: WELCH, RONALD  
 WELCH, CLAIRE

**Valuation Report**

01/31/2024

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Account: 68 Card: 1 of 1

Map/Lot:  
 Location:

019-022  
 10 PETERON LN

Neighborhood 53 PETERSON LN

Sale Data	
Sale Date	04/30/2018
Sale Price	91,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Dug WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
0.67	Acres-Rear Land 1	400.00	268	100%		268
080 X 200	\$/FF -Pennamaquan Lake	350.00	28,000	50%	Excess Frt	14,000
Total Acres 1.50					Land Total	54,068

Dwelling Description				Replacement Cost New	
Conventional	One Story	224 Sqft	Grade D 100	Base	29,363
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-5,786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-758
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	-165
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Old Type	Old Type	Below Average	Typical	22,654
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		56%	100%	100%
						<b>Value(Rcnld)</b>
						12,686

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1958	828	E 100	8.744	Ava-	Phy 54%	Func 100%	Econ 100%	4,722
Encl Frame Porch	1958	112	E 100	950	Ava-	54%	100%	100%	513
Wood Deck	1958	24	E 100	110	Ava-	54%	100%	100%	59
Frame Shed	1958	192	E 100	1.026	Ava.	62%	100%	100%	636
Frame Shed	1958	70	E 100	558	Poor	35%	100%	100%	195
Frame Shed	1958	208	D 100	1.783	Ava-	54%	100%	100%	963
Outbuilding Total									7,088

**Acpt Land** 54,100 **Accepted Bldg** 19,800 **Total** 73,900

Account: 79 Card: 1 of 1

Location: 1263 STATION RD

Neighborhood 67 STATION RD

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

**Sale Data**  
Sale Date 08/21/2018  
Sale Price 64,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
0.66	Acres-Rear Land 1	400.00	264	100%		264
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.66			Land Total			16,264

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	504 Sqft	Grade D 100	Base	39,006
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	-7,319
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,240
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	-372
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Good	Typical	30,075
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	24,361	

<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1970	64	D 100	312	Good	81%	100%	100%		253
Outbuilding Total										253

**Acpt Land** 16,300 **Accepted Bldg** 24,600 **Total** 40,900



Charlotte  
 Name: AUSTIN, ROBERT  
 AUSTIN, CYNTHIA

**Valuation Report**

01/31/2024  
 Page 489  
 019-024  
 21 HILLSIDE LN

Account: 80 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 43 HILLSIDE LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 2 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 138	\$/FF -Pennamaquan Lake	350.00	29,073	100%		29,073
236 X 138	\$/FF -Pennamaquan Lake	350.00	68,613	50%	Excess Frt	34,306
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.07						Land Total 69,379

Dwelling Description				Replacement Cost New	
Conventional	Two Story	221 Sqft	Grade D 100	Base	43,304
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	-4,667
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,495
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	-544
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	36,598
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	23,789	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Storv Frame	1960	254	D 100	4.398	Ava.	65%	100%	100%		2.859
Frame Shed	1960	144	D 100	1.381	Ava.	65%	100%	100%		898
Outbuilding Total										3,757

**Acpt Land** 69,400 **Accepted Bldg** 27,500 **Total** 96,900

Charlotte  
 Name: BIRKHOLZ, MELANIE  
 BIRKHOLZ, KEITH

**Valuation Report**

01/31/2024

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Account: 81 Card: 1 of 2

Map/Lot:  
 Location:

019-025  
 13 HILLSIDE LN

Neighborhood 43 HILLSIDE LN

Sale Data	
Sale Date	02/08/2023
Sale Price	505,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
050 X 200	\$/FF -Pennamaquan Lake	350.00	17,500	50%	Excess Frt	8,750
1.00	Acres-Homsite (Fract) - acre	12,000.00	12,000	100%		12,000
4.34	Acres-Rear Land 1	400.00	1,736	100%		1,736
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.03			Land Total			63,486

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,803 Sqft	Grade B 110	Base	143,906
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1100 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,714
Heating	110% Hot Water BB	Cooling	0% None	Heat	4,722
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	12,078
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,722
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout				
2006	0	Typical	Typical	Good	Typical			181,142	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		92%	100%	100%	166,651		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2006	90	B 110	1.135	Good	92%	100%	100%	1,044
Wood Deck	2006	144	B 110	941	Good	92%	100%	100%	866
Open Frame Porch	2006	40	B 110	616	Good	92%	100%	100%	567
Frame Garaae	2006	1015	B 110	22.264	Good	92%	100%	100%	20,483
Outbuilding Total									22,960

**Acpt Land** 63,500 **Accepted Bldg** 189,600 **Total** 253,100

Charlotte  
 Name: BIRKHOLZ, MELANIE  
 BIRKHOLZ, KEITH

**Valuation Report**

01/31/2024

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Account: 81 Card: 2 of 2

Map/Lot:  
 Location:

019-025  
 13 HILLSIDE LN

Neighborhood 43 HILLSIDE LN

**Sale Data**

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

Sale Date 02/08/2023  
 Sale Price 505,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	# -Lot Improvements	3,000.00	3,000 100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000 50%	Fract. Sha	1,500
Total Acres 0.00			Land Total		4,500

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	572 Sqft	Grade D 100	Base	41,348
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	-7,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,407
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
1970	0	Typical	Typical	Good	Typical	32,100
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		81%	100% 100%	26,001

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	168	D 100	654	Good	81%	100%	100%	530
Outbuilding Total									530

**Accpt Land**

4,500

**Accepted Bldg**

26,500

**Total**

31,000

Charlotte  
Name: BIRKHOLZ, MELANIE  
BIRKHOLZ, KEITH  
Account: 81

**Valuation Report**

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Page 492  
019-025  
13 HILLSIDE LN

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	63,500	189,600	253,100	63,500	189,600	253,100
2	4,500	26,500	31,000	4,500	26,500	31,000
<b>TOTAL</b>	68,000	216,100	284,100	68,000	216,100	284,100

Charlotte  
 Name: FERRIS AUTO LLC  
 FERRIS, DAVID

**Valuation Report**

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 019-025-A  
 13 HILLSIDE LN

Account: 82 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 43 HILLSIDE LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities  
 Street Semi-Improved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				Phy	Func	Econ	
2S Frame Garage	1999	1176	B 110		29.931	Good	90%	100%	100%	26,938
<b>Outbuilding Total</b>										<b>26,938</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		26,900	<b>Total</b>			26,900

Charlotte  
Name: LAVALLEE, ROLAND

**Valuation Report**

01/31/2024

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Account: 83 Card: 1 of 1

Map/Lot:  
Location:

019-026  
4 HILLSIDE LN

Neighborhood 42 HIDDEN DR

Zoning/Use Shorefront  
Topography Rolling  
Utilities Lake/PondSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 090	\$/FF -Pennaquan Lake	350.00	16,435	100%		16,435
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 0.14						Land Total 20,935

Dwelling Description				Replacement Cost New	
Conventional	One Story	520 Sqft	Grade D 100	Base	39,557
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	-6,322
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,759
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	-640
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Average	Typical	30,836
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	19,427	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1955	140	D 100	1.793	Ava.	1.130
Frame Shed	1962	300	E 100	1.440	Ava-	806
Outbuilding Total						1,936

<b>Acpt Land</b>	20,900	<b>Accepted Bldg</b>	21,400	<b>Total</b>	42,300
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Charlotte  
 Name: JONES, WILLIAM  
 JONES, BRENDA

**Valuation Report**

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 Page 495  
 020-001+002  
 8 OAK LN

Account: 84 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 49 OAK LN

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	100%		35,000
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	50%	Excess Frt	17,500
308 X 200	\$/FF -Pennamaquan Lake	350.00	107,800	50%	Excess Frt	0
308 X 200	\$/FF -Pennamaquan Lake	400.00	1,736	50%	Topography	26,950
3.86	Acres-Rear Land 1	400.00	1,544	100%		1,544
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.19			Land Total			86,994

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,674 Sqft	Grade B 100	Base		117,984
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	440 Sqft, Grade E	Basement Gar	None	Fin Bsmt		2,904
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,788
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,575
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Typical	Good	Typical	133,741
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	108,330	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1967	266	B 100	2.691	Good	81%	100%	100%	2.180
Frame Garage	1967	810	B 100	16.571	Good	81%	100%	100%	13.423
Frame Shed	1967	70	B 100	1.363	Good	81%	100%	100%	1.104
2S Frame Shed	1967	870	B 100	10.431	Good	81%	100%	100%	8.449
Frame Garage	1967	630	B 100	13.349	Good	81%	100%	100%	10.813
Frame Shed	1967	1080	E 100	4.427	Ava-	59%	100%	100%	2.612
Stable w/Loft	1967	1040	C 100	13.503	Ava.	67%	100%	100%	9.047
Wood Deck	1967	160	E 100	382	Ava-	59%	100%	100%	225
Outbuilding Total									47,853

**Acpt Land** 87,000 **Accepted Bldg** 156,200 **Total** 243,200

Neighborhood 67 STATION RD

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

**Sale Data**  
Sale Date 06/17/2016  
Sale Price 249,000  
Sale Type Land & Buildings  
Financing Cash Sale  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
040 X 200	\$/FF -Pennamaquan Lake	350.00	14,000	100%		14,000
060 X 200	\$/FF -Pennamaquan Lake	350.00	21,000	50%	Topography	10,500
100 X 200	\$/FF -Pennamaquan Lake	350.00	35,000	50%	Excess Frt	0
100 X 200	\$/FF -Pennamaquan Lake	400.00	1,736	50%	Topography	8,750
0.88	Acres-Rear Land 1	400.00	352	100%		352
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.80			Land Total			39,602

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,224 Sqft	Grade B 110	Base		104,418
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	632 Sqft, Grade B	Basement Gar	None	Fin Bsmt		10,178
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,242
Rooms	5					
Bedrooms	2	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		8,052
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,033
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Good	Typical	129,923
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	109,135	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Storv Frame	2002	160	B 110	4.534	Good	84%	100%	100%	3.809
One Storv Frame	1992	312	B 110	8.843	Good	84%	100%	100%	7.428
Unfin Basement	1992	312	B 110	5.533	Good	84%	100%	100%	4.648
Open Frame Porch	2002	160	B 110	1.861	Good	84%	100%	100%	1.563
One Storv Frame	2002	144	B 110	4.081	Good	84%	100%	100%	3.428
Wood Deck	2002	216	B 110	1.328	Good	84%	100%	100%	1.116
Frame Garage	2008	1088	B 100	21.546	Good	93%	100%	100%	20.038
Frame Shed	2008	640	D 100	4.496	Ava.	91%	100%	100%	4.091
2S Frame Garage	1982	768	C 110	17.053	Ava.	76%	100%	100%	12.960
Frame Shed	1982	80	C 110	1.313	Ava.	76%	100%	100%	998
Outbuilding Total									60,079

**Acpt Land** 39,600 **Accepted Bldg** 169,200 **Total** 208,800



Charlotte  
 Name: PRIDE, DEBORAH A.  
 FARNUM, WALLACE E.

**Valuation Report**

01/31/2024

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Account: 86 Card: 1 of 1

Map/Lot:  
 Location:

020-004  
 1 WILDLIFE LN

Neighborhood 71 WILDLIFE LN

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

**Sale Data**  
 Sale Date 09/25/2020  
 Sale Price 190,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 300	\$/FF -Pennamaquan Lake	350.00	42,866	100%		42,866
050 X 300	\$/FF -Pennamaquan Lake	350.00	21,433	50%	Excess Frt	10,717
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03						Land Total 59,583

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,540 Sqft	Grade B 100	Base		111,118
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		2,565
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,114
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	121,287
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	79%	100%	100%	95,817	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1986	600	B 100	15.460	Ava.	79%	100%	100%	12.213
Unfinished Attic	1986	700	B 100	2.501	Ava.	79%	100%	100%	1.976
Wood Deck	1986	660	B 100	3.373	Ava.	79%	100%	100%	2.665
Outbuilding Total									16,854

**Acpt Land** 59,600 **Accepted Bldg** 112,700 **Total** 172,300

Charlotte  
 Name: JONES, WILLIAM  
 JONES, BRENDA

**Valuation Report**

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 020-004-1  
 STATION RD

Account: 87 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 67 STATION RD

Zoning/Use Shorefront  
 Topography  
 Utilities  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot Behind Water	12,000.00	12,000	0%		0
6.00	Acres-Wasteland	120.00	720	100%		720
Total Acres 7.00			Land Total			720
<b>Acpt Land</b>		700	<b>Accepted Bldg</b>		0	<b>Total</b>
						700

Charlotte  
 Name: TARDIF, TOBY L  
 BOBBI, BOBBI, LEA

**Valuation Report**

01/31/2024

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Account: 88 Card: 1 of 2

Map/Lot:  
 Location:

020-004-2  
 8 WILDLIFE LN

Neighborhood 71 WILDLIFE LN

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

**Sale Data**  
 Sale Date 10/08/2018  
 Sale Price 65,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 299	\$/FF -Pennamaquan Lake	350.00	42,795	100%		42,795
050 X 299	\$/FF -Pennamaquan Lake	350.00	21,397	50%	Excess Frt	10,699
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03					Land Total	59,494

Dwelling Description				Replacement Cost New		
Conventional	One Story	400 Sqft	Grade E 110	Base		23,760
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-5,115
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat		-908
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		-330
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Typical	Typical	Below Average	Typical	17,407	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		45%	100%	100%	7,833

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1940	160	E 110	763	Ava-	45%	100%	100%		343
Wood Deck	1940	72	E 100	206	Fair	33%	100%	100%		68
Outbuilding Total										411

**Acpt Land** 59,500 **Accepted Bldg** 8,200 **Total** 67,700

Charlotte  
 Name: TARDIF, TOBY L  
 BOBBI, BOBBI, LEA

**Valuation Report**

01/31/2024

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Account: 88 Card: 2 of 2

Map/Lot:  
 Location:

020-004-2  
 8 WILDLIFE LN

Neighborhood 71 WILDLIFE LN

Sale Data	
Sale Date	10/08/2018
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	368 Sqft	Grade E 110	Base	21,870
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-4,891
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-835
Rooms	2				
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-304
Insulation	None			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	15,840
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	51%	100%	100%	8,078	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1950	184	E 110	2.137	Ava-	51%	100%	100%	1.090
Open Frame Porch	1950	144	E 110	695	Ava-	51%	100%	100%	354
Wood Deck	1950	112	C 100	573	Ava.	58%	100%	100%	332
Outbuilding Total									1,776

**Acpt Land** 0 **Accepted Bldg** 9,900 **Total** 9,900

Charlotte  
Name: TARDIF, TOBY L  
BOBBI, BOBBI, LEA  
Account: 88

**Valuation Report**

01/31/2024  
Page 501  
020-004-2  
8 WILDLIFE LN

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	59,500	8,200	67,700	59,500	8,200	67,700
2	0	9,900	9,900	0	9,900	9,900
<b>TOTAL</b>	59,500	18,100	77,600	59,500	18,100	77,600

Charlotte  
Name: MULCAHY, FRANCES

**Valuation Report**

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Page 502  
020-004-3  
13 EAGLE LN

Account: 486 Card: 1 of 1 Map/Lot: Location:

Neighborhood 71 WILDLIFE LN

Zoning/Use Shorefront  
Topography Level  
Utilities Septic System  
Street Semi-Improved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 2 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 300	\$/FF -Pennamaquan Lake	350.00	42,866	100%		42,866
050 X 300	\$/FF -Pennamaquan Lake	350.00	21,433	50%	Excess Frt	10,717
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.03					Land Total	56,583

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,600 Sqft	Grade A 100	Base		140,400
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		3,276
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		13,500
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
2016	0	Modern	Modern	Average	Typical	157,176
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	95%	90%	100%	134,385	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2016	560	A 100	14.872	Ava.	95%	90%	100%	12.715
Frame Shed	2016	240	C 100	2.419	Ava.	95%	100%	100%	2.298
Wood Deck	2016	160	B 100	933	Ava.	95%	100%	100%	886
Outbuilding Total									15,899

**Acpt Land** 56,600 **Accepted Bldg** 150,300 **Total** 206,900

Account: 94 Card: 1 of 1 Map/Lot: Location:

Neighborhood 67 STATION RD

Zoning/Use Shorefront  
Topography Rolling  
Utilities  
Street Semi-Improved

**Sale Data**  
Sale Date 03/09/2022  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2 UNFINISHED HOUSE  
Tran/Land/Bldg 2 2 0  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.99	Acres-Rear Land 1	400.00	1,196	100%		1,196
1.00	Acres-Baselot Behind Water	12,000.00	12,000	100%		12,000
1.00	Acres-Homesite (Fract)	10,000.00	10,000	100%		10,000
Total Acres 4.99			Land Total			23,196

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	1,154 Sqft	Grade C 110	Base		82,355
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-5,712
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-4,950
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	None	None	Average	Typical	71,693
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		95%	73%	100%
						49,719

<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2022	342	C 110	7.389	Ava.	95%	100%	100%		7,020
Outbuilding Total										7,020

**Acpt Land** 23,200 **Accepted Bldg** 56,700 **Total** 79,900

**Valuation Report**

Account: 89 Card: 1 of 1

Map/Lot:  
 Location:

020-005-1  
 21 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Drilled WellSeptic System  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 396	\$/FF -Pennamaquan Lake	350.00	49,249	100%		49,249
096 X 396	\$/FF -Pennamaquan Lake	350.00	47,279	50%	Excess Frt	23,640
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.78						Land Total 78,889

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	768 Sqft	Grade C 110	Base		91,621
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 None	Basement		-4,844
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,435
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,950
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,125
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1990	1998	Typical	Typical	Good	Typical		91,417
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	87%	100%	100%	79,533		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Storv Frame	1990	423	C 110	9.827	Good	87%	100%	100%	8.549
Open Frame Porch	1990	76	C 110	811	Good	87%	100%	100%	706
Wood Deck	1990	232	C 110	1.158	Good	87%	100%	100%	1.007
Wood Deck	1990	285	C 110	1.392	Good	87%	100%	100%	1.211
2S Frame Garage	1990	768	C 110	17.053	Good	87%	100%	100%	14.836
Finished Attic	1990	768	C 110	10.441	Good	87%	100%	100%	9.084
Interior Finish	1990	4	C 110	35	Good	87%	100%	100%	30
Outbuilding Total									35,423

<b>Acpt Land</b>	78,900	<b>Accepted Bldg</b>	115,000	<b>Total</b>	193,900
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Charlotte  
 Name: FRASER,SHEILA R TRUST

**Valuation Report**

01/31/2024

FRASER,SHEILA R & ROBERT R TRUSTEES  
 Account: 90 Card: 1 of 1

Map/Lot:  
 Location:

Page 505  
 020-006  
 27 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$/FF -Pennamaquan Lake	350.00	24,749	100%		24,749
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.23						Land Total 29,249

Dwelling Description				Replacement Cost New	
Conventional	One Story	675 Sqft	Grade D 100	Base	44,895
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,633
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,661
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-498
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Typical	Good	Typical	34,103
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	81%	100%	100%	27,623	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	1967	243	D 100	1.663	Good	81%	100%	100%	1.347
Wood Deck	1967	240	D 100	890	Good	81%	100%	100%	721
Frame Shed	1967	336	D 100	2.587	Good	81%	100%	100%	2.095
Wood Deck	1967	126	D 100	516	Good	81%	100%	100%	418
Frame Shed	1967	32	D 100	677	Good	81%	100%	100%	548
Wood Deck	1967	120	C 100	605	Ava.	67%	100%	100%	405
Wood Deck	1967	64	E 100	190	Ava.	67%	100%	100%	127
Outbuilding Total									5,661

<b>Acpt Land</b>	29,200	<b>Accepted Bldg</b>	33,300	<b>Total</b>	62,500
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Charlotte  
 Name: FRASER,SHEILA R TRUST

**Valuation Report**

01/31/2024

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FRASER,SHEILA R & ROBERT R TRUSTEES  
 Account: 91 Card: 1 of 1

Map/Lot:  
 Location:

020-007  
 27 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
088 X 289	\$/FF -Pennamaquan Lake	350.00	37,024	100%		37,024
0.43	Acres-Homsite (Fract) - acre	12,000.00	7,869	100%		7,869
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.01					Land Total	50,893

Dwelling Description				Replacement Cost New	
Log Home	One & 1/2 Story	480 Sqft	Grade C 110	Base	69,654
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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	-2,376
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-535
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	66,743
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	60,069	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2007	210	C 110	1.950	Ava.	90%	100%	100%	1.755
Frame Shed	2007	120	D 100	1.230	Ava.	90%	100%	100%	1.107
Frame Shed	2007	60	D 100	854	Ava.	90%	100%	100%	769
Outbuilding Total									3,631

<b>Acpt Land</b>	50,900	<b>Accepted Bldg</b>	63,700	<b>Total</b>	114,600
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Charlotte  
 Name: FITZSIMMONS, LINDA L  
 FITZSIMMONS, ROBERT D  
 Account: 92 Card: 1 of 1

**Valuation Report**

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 Page 507  
 Map/Lot: 020-008  
 Location: 35 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 06/26/2020  
 Sale Price 248,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 289	\$/FF -Pennamaquan Lake	350.00	42,073	100%		42,073
093 X 289	\$/FF -Pennamaquan Lake	350.00	39,128	50%		19,564
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.22	Acres-Rear Land 1	400.00	88	100%		88
Total Acres 1.50			Land Total			67,725

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	432 Sqft	Grade B 100	Base		77,168
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	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		1,259
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,490
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	Typical		83,917
1975	0	Typical	Typical	Good			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		83%	90%	100%	62,686

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1975	360	B 100	9.276	Good	83%	90%	100%	6.929
Unfin Basement	1975	360	B 100	5.298	Good	83%	90%	100%	3.957
One Storv Frame	1975	360	B 100	9.276	Good	83%	90%	100%	6.929
Open Frame Porch	1975	288	B 100	2.899	Good	83%	90%	100%	2.165
Encl Frame Porch	1975	120	B 100	2.417	Good	83%	90%	100%	1.805
Wood Deck	1975	64	B 100	465	Good	83%	90%	100%	347
Wood Deck	1975	95	B 100	616	Good	83%	90%	100%	460
Storage Trailer	1975	1	B 100	2.440	Good	83%	90%	100%	1.822
Outbuilding Total									24,414

**Acpt Land** 67,700 **Accepted Bldg** 87,100 **Total** 154,800

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 06/12/2020  
Sale Price 152,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 160	\$/FF -Pennamaquan Lake	350.00	31,305	100%		31,305
025 X 160	\$/FF -Pennamaquan Lake	350.00	7,826	50%	Excess Frt	3,913
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.46						Land Total 41,218

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	196 Sqft	Grade D 110	Base		44,358
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		-3,618
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1997	0	Typical	Typical	Good	Typical		40,740
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	89%	100%	100%			36,259

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1997	435	D 110	8.286	Good	89%	100%	100%	7.375
One Storv Frame	1997	24	D 110	458	Good	89%	100%	100%	408
Wood Deck	1997	32	D 110	228	Good	89%	100%	100%	203
Frame Shed	1997	80	E 100	597	Ava.	84%	100%	100%	501
Frame Shed	1997	96	D 100	1.079	Ava.	84%	100%	100%	906
Wood Deck	1997	84	E 100	230	Ava.	84%	100%	100%	193
Wood Deck	1997	120	C 100	605	Ava.	84%	100%	100%	508
Outbuilding Total									10,094

<b>Acpt Land</b>	41,200	<b>Accepted Bldg</b>	46,400	<b>Total</b>	87,600
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Charlotte  
 Name: MCLAUGHLIN, DAVID G  
 MCLAUGHLIN, JEFFERY L  
 Account: 95 Card: 1 of 1

**Valuation Report**

01/31/2024  
 Page 509  
 Map/Lot: 020-010  
 Location: 49 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
 Topography Below Street  
 Utilities Lake/Pond  
 Street Gravel

**Sale Data**  
 Sale Date 04/21/2017  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Buyer  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$/FF -Pennaquan Lake	350.00	24,749	100%		24,749
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.23			Land Total			26,249

Dwelling Description				Replacement Cost New	
Conventional	One Story	598 Sqft	Grade E 110	Base	28,334
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	-6,503
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,233
Rooms	3				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,650
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,063
Insulation	None			Insulation	-493
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Good	Typical	20,518
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	16,209	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2014	120	C 100	605	Ava.	94%	100%	100%	569
Wood Deck	1960	30	D 100	201	Ava.	64%	100%	100%	129
Outbuilding Total									698

**Acpt Land** 26,200 **Accepted Bldg** 16,900 **Total** 43,100

Charlotte  
Name: MYLEN, BARBARA J

**Valuation Report**

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Account: 96 Card: 1 of 1

Map/Lot:  
Location:

020-011  
47 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
Topography Rolling  
Utilities Lake/PondSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 150	\$/FF -Pennamaquan Lake	350.00	45,466	100%		45,466
050 X 150	\$/FF -Pennamaquan Lake	350.00	15,155	50%		7,578
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.69						Land Total 56,044

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,168 Sqft	Grade D 100	Base	61,874
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	-12,423
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-3,951
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	-1,437
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Old Type	Average	Typical	44,063
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	28,641	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1999	192	E 100	1.026	Ava-	79%	100%	100%	811
Wood Deck	1999	272	E 100	606	Ava-	79%	100%	100%	479
Outbuilding Total									1,290

<b>Acpt Land</b>	56,000	<b>Accepted Bldg</b>	29,900	<b>Total</b>	85,900
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Charlotte  
Name: CONTI, LINDA

**Valuation Report**

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Map/Lot:

020-012

Account: 97 Card: 1 of 1

Location:

57 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
Topography Above Street  
Utilities Lake/PondSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$/FF -Pennamaquan Lake	350.00	24,749	100%		24,749
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.23						Land Total 29,249

Dwelling Description				Replacement Cost New	
Conventional	One Story	600 Sqft	Grade E 110	Base	28,380
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	-6,518
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,238
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	-495
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Average	Typical	20,129
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	12,077	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1950	200	E 110	508	Ava.	60%	100%	100%		305
Outbuilding Total										305

**Acpt Land** 29,200 **Accepted Bldg** 12,400 **Total** 41,600

Charlotte  
 Name: SULLIVAN, ROBERT  
 SULLIVAN, MARY

**Valuation Report**

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 020-013  
 61 CARLISLE LN

Account: 98 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
 Topography Low  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$/FF -Pennamaquan Lake	350.00	24,749	100%		24,749
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			30,749

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,024 Sqft	Grade C 100	Base	69,408
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	-5,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,072
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Good	Typical	60,396	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	100%	100%	47,713

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	577	C 100	2.433	Good	79%	100%	100%	1,922
Wood Deck	1960	128	B 100	777	Ava.	64%	100%	100%	497
Outbuilding Total									2,419

**Acpt Land** 30,700 **Accepted Bldg** 50,100 **Total** 80,800



Charlotte  
 Name: WEBSTER, THOMAS  
 WEBSTER, CAROL

**Valuation Report**

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 Page 513  
 020-014  
 65 CARLISLE LN

Account: 99 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
 Topography Low  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 8  
 Tree Growth 0 1st Mortgage 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 115	\$/FF -Pennamaquan Lake	350.00	13,270	100%		13,270
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.13					Land Total	17,770

Dwelling Description				Replacement Cost New	
Conventional	One Story	858 Sqft	Grade D 100	Base	51,198
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-12,414
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,111
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-633
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Below Average	Typical	36,040	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	100%	20,543

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Wood Deck	1960	120	D 100	496	Ava-	57% 100% 100%	283
Two Storv Frame	1960	42	D 100	1.077	Ava-	57% 100% 100%	614
Outbuilding Total							897

**Acpt Land** 17,800 **Accepted Bldg** 21,400 **Total** 39,200

Account: 100 Card: 1 of 1

Map/Lot:  
Location:

020-015  
67 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
Topography Low  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 8  
Tree Growth 0 1st Mortgage 0  
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 100	\$/FF -Pennaquan Lake	350.00	12,374	100%		12,374
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%	Fract. Sha	1,500
Total Acres 0.11					Land Total	16,874

Dwelling Description				Replacement Cost New	
Conventional	One Story	586 Sqft	Grade D 100	Base	41,830
Exterior	Vinyl/Aluminum	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	-9,571
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-1,982
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	-721
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	29,556
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	19,211	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1960	54	D 100	465	Ava.	302
Wood Deck	1960	116	D 100	483	Ava.	314
1 & 1/2 Storv Fr	1960	96	E 100	1.378	Poor	510
Outbuilding Total						1,126

<b>Acpt Land</b>	16,900	<b>Accepted Bldg</b>	20,300	<b>Total</b>	37,200
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Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront  
Topography Low  
Utilities Drilled WellSeptic System  
Street Gravel

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
Tree Growth 0 1st Mortgage 0  
Exemption(s) 50 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$/FF -Pennamaquan Lake	350.00	24,749	100%		24,749
050 X 100	\$/FF -Pennamaquan Lake	350.00	12,374	50%	Excess Frt	6,187
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.34					Land Total	36,936

Dwelling Description				Replacement Cost New	
Conventional	One Story	740 Sqft	Grade D 110	Base	51,847
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	-3,897
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,002
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
1956	0	Typical	Typical	Below Average	Typical	45,948
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	55%	100%	100%	25,271	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1956	160	D 110	690	Ava-	380
Frame Shed	1956	144	D 110	1.519	Ava-	835
Outbuilding Total						1,215

<b>Acpt Land</b>	36,900	<b>Accepted Bldg</b>	26,500	<b>Total</b>	63,400
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Charlotte  
Name: DAVIS, DEIDRA A.

**Valuation Report**

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Map/Lot:  
Location:

15-027  
17 ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Rural  
Topography Rolling  
Utilities  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
030 X 100	\$250F-Round Pond	250.00	5,303	50%		2,652	
Total Acres 0.07					Land Total	2,652	
<b>Acpt Land</b>		2,700	<b>Accepted Bldg</b>		0	<b>Total</b>	2,700