

Charlotte
 Name: 214 SELF STORAGE LLC

Valuation Report

02/14/2026

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Map/Lot: 007-036-4

Account: 506 Card: 1 of 1

Location: 1097 CHARLOTTE RD - RTE 214

Neighborhood 26 CHARLOTTE RD

Zoning/Use Commercial
 Topography
 Utilities
 Street Paved

Sale Data
 Sale Date 11/01/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 SELF STORAGE 2023
 Tran/Land/Bldg 0 0 43
 Tree Growth 0 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acre-Commercial Lot	14,400.00	28,800.00	100%		28,800
2.40	Acre-Rear Land 1	480.00	1,152.00	100%		1,152
Total Acres 4.40					Land Total	29,952

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Class S Mini	2022	4500	C 100	119.790	Ava.	95%	100%	120%	136.560	
Class S Mini	2022	4500	C 100	119.790	Ava.	95%	100%	120%	136.560	
Outbuilding Total									273,120	
Acpt Land		30,000	Accepted Bldg		273,100	Total		303,100		

Charlotte
 Name: ACKLEY, HEIRS OF THEODORE

Valuation Report

02/14/2026

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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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 x 73	Front-Round Pond	300.00	18,124.57	10.0%	Unimproved	1,812	
500 x 73	Front-Round Pond	300.00	90,622.85	10.0%	Size/Shape	9,062	
Total Acres 1.01			Land Total			10,874	
Acpt Land		10,900	Accepted Bldg		0	Total	
						10,900	

Charlotte
 Name: ACKLEY, HEIRS OF THEODORE

Valuation Report

02/14/2026

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Map/Lot:

004-013

Account: 390 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	
0.13	Acre-Baselot	6,000.00	780.00	50.0%	Restriction	390	
Total Acres 0.13			Land Total		390		
Acpt Land		400	Accepted Bldg		0	Total	
						400	

Charlotte
 Name: ACKLEY, HEIRS OF THEODORE

Valuation Report

02/14/2026

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Map/Lot:

004-024

Location:

HAYWOOD RD

Account: 403 Card: 1 of 1

Neighborhood 40 HAYWOOD RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
45.00	Acre-Blueberry	2,400.00	108,000.00	100%	108,000
Total Acres 45.00			Land Total		108,000

Acpt Land 108,000 **Accepted Bldg** 0 **Total** 108,000

Charlotte
 Name: ACKLEY, HEIRS OF THEODORE

Valuation Report

02/14/2026

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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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Gravel	12,000.00	12,000.00	100%		12,000	
4.60	Acre-Rear Land 1	480.00	2,208.00	100%		2,208	
Total Acres 5.60					Land Total	14,208	
Acpt Land		14,200	Accepted Bldg		0	Total	14,200

Charlotte
Name: ALLISON, DANIEL

Valuation Report

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Map/Lot: 018-007

Account: 135 Card: 1 of 1

Location: 13 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Sale Data

Zoning/Use Shorefront
Topography Level
Utilities Lake/Pond Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 100	Front-Round Pond	300.00	10,606.60	90.0%	Access	9,546
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.11					Land Total	14,946

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
Foundation	Piers	Basement	None	Basement	-6,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	27,852

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%	120%		386
Outbuilding Total										386

Acpt Land

14,900

Accepted Bldg

28,200

Total

43,100

Account: 182 Card: 1 of 1

Neighborhood 69 SWAN PL

Zoning/Use Shorefront
Topography Below Street
Utilities Lake/Pond Septic 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 90	Front-Round Pond	300.00	29,180.69	100%		29,181
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%		1,800
Total Acres 0.30					Land Total	34,581

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
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%	120%	35,477

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%	120%		848
Outbuilding Total										848

Acpt Land

34,600

Accepted Bldg

36,300

Total

70,900

Charlotte
 Name: ANDREWS, ROBERT BURNELL
 ANDREWS, BENJAMIN BEKKER
 Account: 247 Card: 1 of 1

Valuation Report

02/14/2026
 Page 8
 009-007
 380 CHARLOTTE RD

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD
 Tree Growth 1999
 Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
18.00	Acre-Rear Land 1	480.00	8,640.00	100%		8,640
17.00	Acre-Softwood TG	165.60	2,195.86	100%		2,196
36.00	Acre-Mixed Wood TG	199.20	5,593.54	100%		5,594
52.00	Acre-Hardwood TG	180.00	7,300.80	100%		7,301
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 124.00			Land Total			42,931

Dwelling Description				Replacement Cost New		
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
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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Below Average	Typical	70,398	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	100%	120%	33,791

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1920	160	D 110	2.156	Ava-	40%	100%	120%	1.034
Stable w/Loft	1920	500	D 100	6.459	Ava-	40%	100%	120%	3.101
Frame Garage	1920	756	D 100	10.489	Poor	20%	100%	120%	2.518
Frame Shed	1920	180	D 100	1.607	Fair	30%	100%	120%	578
Outbuilding Total									7,231

Acpt Land 42,900 **Accepted Bldg** 41,000 **Total** 83,900

Charlotte
 Name: ANNIS, CHRISTOPHER D

Valuation Report

02/14/2026

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Map/Lot:

017-001-A

Location:

1 MAPLE TREE DR

Account: 103 Card: 1 of 1

Neighborhood 45 MAPLE TREE DR

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1970	12 x 54	D 100	13.629	Poor	20%	100%	120%	3.271
1 & 1/2 Storv Fr	2018	640	D 100	15.072		100%	100%	120%	18.086
Outbuilding Total									21,357

Acpt Land

0

Accepted Bldg

21,400

Total

21,400

Charlotte
 Name: ANNIS, CHRISTOPHER D

Valuation Report

02/14/2026

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Map/Lot:

011-012

Location:

MT TOM RD

Account: 165 Card: 1 of 1

Neighborhood 48 MT TOM RD

Zoning/Use Rural
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Data
 Sale Date 07/12/2017
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Family Member
 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
28.00	Acre-Rear Land 1	480.00	13,440.00	100%		13,440
15.00	Acre-Wasteland	144.00	2,160.00	100%		2,160
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
Total Acres 44.00			Land Total			26,400
Accpt Land		26,400	Accepted Bldg		0	Total
						26,400

Charlotte
 Name: ANNIS, JERRY (LIFE ESTATE)
 ANNIS, CHRISTOPHER D

Valuation Report

02/14/2026

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Account: 102 Card: 1 of 1

Map/Lot:
 Location:

017-001
 311 MOUNT TOM RD

Neighborhood 48 MT TOM RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
33.91	Acre-Rear Land 1	480.00	16,276.80	100%		16,277
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
500 x 200	Front-Pennamaquan Lake	420.00	210,000.00	50.0%	Excess Frtg.	105,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
725 x 200	Front-Pennamaquan Lake	420.00	304,500.00	10.0%	Excess Frtg.	30,450
Total Acres 41.00			Land Total			212,927

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
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,318
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. %
None		None		40%	100%	120%
						33,966

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%	120%	3.649
Frame Garage	1920	768	D 100	10.633	Fair	30%	100%	120%	3.828
Outbuilding Total									7,477

Acpt Land 212,900 **Accepted Bldg** 41,400 **Total** 254,300

Neighborhood 66 SMITH RIDGE RD

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

Sale Data
Sale Date 12/09/2024
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
15.00	Acre-Rear Land 2	360.00	5,400.00	100%		5,400
Total Acres 66.00						Land Total 48,600

Dwelling Description				Replacement Cost New		
Mobil Home	One Story	1232 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
Foundation	Concrete Slab	Basement	None	Basement		-11,592
Fin. Basement Area	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					Layout			Total
Built 1988	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Typical			64,096
Functional Obsolescence None	Economic Obsolescence None	Phys. % 80%	Func. % 100%	Econ. % 120%				Value(Rcnld) 61,532

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1988	766	C 100	16.178	Fair	Phy 66%	Func 100%	Econ 120%	12.812
Wood Deck	1988	610	C 100	2.565	Ava.	80%	100%	120%	2.462
2S Frame Garage	1988	1152	C 100	21.904	Ava.	80%	100%	120%	21.028
Finished Attic	1988	1152	C 100	11.988	Ava-	73%	100%	120%	10.501
Outbuilding Total									46,803

Acpt Land 48,600 **Accepted Bldg** 108,300 **Total** 156,900

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 Well Septic System
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

Dwelling Description				Replacement Cost New	
Conventional	One Story	1232 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
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	Phys. %	Func. %	Econ. %	Value(Rcnld)		
2016	0	Modern	Modern	Average	95%	100%	120%	90,317		
Functional Obsolescence		Economic Obsolescence						102,961		
None		None								
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%	120%	2,758	
Outbuilding Total										2,758
Accpt Land		19,200		Accepted Bldg		105,700		Total		124,900

Charlotte
 Name: ASHBY, KATHLEEN
 ASHBY, CLINTON JR

Valuation Report

02/14/2026

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Account: 359 Card: 1 of 1

Map/Lot:
 Location:

005-020
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Rear Land 1	480.00	480.00	100%		480	
Total Acres 1.00					Land Total	480	
Acpt Land		500	Accepted Bldg		0	Total	500

Charlotte
 Name: ASHBY,FLOYD HEIRS

Valuation Report

02/14/2026

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Map/Lot:

005-029

Account: 369 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
42.00	Acre-Rear Land 1	480.00	20,160.00	100%		20,160
Total Acres 43.00					Land Total	25,560

Acpt Land 25,600 **Accepted Bldg** 0 **Total** 25,600

Charlotte
Name: ATKINSON, STEVE R

Valuation Report

02/14/2026

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Map/Lot:
Location:

006-019+020
MACBROOK RD

Account: 438 Card: 1 of 1

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
10.00	Acre-Softwood TG	165.60	1,291.68	100%		1,292
88.00	Acre-Mixed Wood TG	199.20	13,673.09	100%		13,673
24.00	Acre-Wasteland	144.00	3,456.00	100%		3,456
Total Acres 124.00			Land Total			30,901

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1120 Sqft	Grade C 100	Base		104,285
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% Floor/Wall Unit	Cooling	0% None	Heat		-5,880
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,960	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2021	0	Typical	Typical	Average	Typical	98,405	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		Location		95%	90%	108%	90,867

Acpt Land 30,900 **Accepted Bldg** 90,900 **Total** 121,800

Charlotte
 Name: AUSTIN, ROBERT
 AUSTIN, CYNTHIA

Valuation Report

02/14/2026

Page 17

Account: 80 Card: 1 of 1

Map/Lot:
 Location:

019-024
 21 HILLSIDE LN

Neighborhood 43 HILLSIDE LN

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 8
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 138	Front-Pennamaquan Lake	420.00	34,887.82	100%		34,888
236 x 138	Front-Pennamaquan Lake	420.00	82,335.25	50.0%	Excess Frtg.	41,168
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.07					Land Total	83,256

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
Foundation	Wood	Basement	None	Basement	-4,531
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%	120%	28,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1960	254	D 100	4.398	Ava.	65%	100%	120%	3.431
Frame Shed	1960	144	D 100	1.381	Ava.	65%	100%	120%	1.078
Outbuilding Total									4,509

Acpt Land

83,300

Accepted Bldg

33,100

Total

116,400

Charlotte
Name: AYER, JOHN

Valuation Report

02/14/2026

Page 18

Map/Lot:

007-048

Account: 240 Card: 1 of 1

Location:

1039 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
28.00	Acre-Rear Land 2	360.00	10,080.00	100%		10,080
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 79.00						Land Total 53,280

Dwelling Description

Replacement Cost New

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
Foundation	Brick &/or Stone	Basement	None	Basement	-7,488
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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Obsolete	Obsolete	Poor	Typical	50,951	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidation		None		20%	45%	120%	5,503

Acpt Land

53,300

Accepted Bldg

5,500

Total

58,800

Charlotte
 Name: BAKER, RICHARD
 BAKER, ELIZABETH
 Account: 195 Card: 1 of 1

Valuation Report

02/14/2026
 Page 19
 007-022-1
 1107 AYERS JCT RD

Map/Lot:
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
4.00	Acre-Rear Land 1	480.00	1,920.00	100%		1,920
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.00						Land Total 21,120

Dwelling Description

Replacement Cost New

Conventional	Two Story	1116 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
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	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						Value(Rcnld)
None		None		50%	95%	63,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1900	459	C 100	9.694	Ava.	50%	95%	120%	5.525
Unfin Basement	1900	459	C 100	4.798	Ava.	50%	95%	120%	2.735
Frame Shed	1900	336	C 100	3.155	Ava.	50%	95%	120%	1.799
Unfin Basement	1900	336	C 100	4.233	Ava.	50%	95%	120%	2.412
Patio	1900	342	E 100	746	Poor	20%	100%	120%	179
Frame Shed	1900	240	E 100	1.210	Ava.	50%	100%	120%	726
Outbuilding Total									13,376

Acpt Land

21,100

Accepted Bldg

76,600 **Total**

97,700

Charlotte
 Name: BALDWIN, WILLIAM J
 BALDWIN, BARBARA Y

Valuation Report

02/14/2026

Page 20

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/Pond 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
1.00	Acre-Baslot Behind RR	48,000.00	48,000.00	100%		48,000
17.00	Acre-Baslot Behind RR	48,000.00	816,000.00	10.0%	Excess Frtg.	81,600
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 18.00					Land Total	136,800

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
Foundation	Piers	Basement	None	Basement	-5,806
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%	120%	41,800	

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%	120%	5.698
Open Frame Porch	1978	238	D 100	1.632	Good	84%	100%	120%	1.645
Frame Shed	1978	55	D 100	822	Good	84%	100%	120%	828
Frame Shed	2014	64	D 100	878	Good	84%	100%	120%	886
Outbuilding Total									9,057

Acpt Land 136,800 **Accepted Bldg** 50,900 **Total** 187,700

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Shorefront
Topography Below Street
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 8

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Round Pond	300.00	30,000.00	100%		30,000
200 x 100	Front-Round Pond	300.00	42,426.41	50.0%	Excess Frtg.	21,213
0.58	Acre-Rear Land 1	480.00	278.40	100%		278
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.50			Land Total			58,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1986	14 x 65	C 100	21.561	Fair	28%	100%	120%	7.244
Concrete Slab	1986	910	C 100	2.339	Fair	64%	100%	120%	1.796
Encl Frame Porch	1986	120	C 100	1.981	Fair	64%	100%	120%	1.522
Encl Frame Porch	1986	84	D 100	1.323	Fair	64%	100%	120%	1.016
Frame Shed	1986	528	D 100	3.792	Fair	64%	100%	120%	2.912
Frame Shed	1986	1131	D 100	7.580	Fair	64%	100%	120%	5.821
Outbuilding Total									20,311

Acpt Land

58,700

Accepted Bldg

20,300

Total

79,000

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 7 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	Front-Round Pond	300.00	30,000.00	100%		30,000
200 x 200	Front-Round Pond	300.00	60,000.00	50.0%	Excess Frtg.	30,000
1.60	Acre-Rear Land 1	480.00	768.00	100%		768
Total Acres 2.98						Land Total 60,768

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
Foundation	Piers	Basement	None	Basement	-4,625
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. %
None		None		32%	100%	120%
						Value(Rcnld)
						11,021

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1950	480	D 100	8.313	Poor	3.192
Camper Trailer	2002	1 x 28	D 100	5.743		1.861
Outbuilding Total						5,053

Acpt Land	60,800	Accepted Bldg	16,100	Total	76,900
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Charlotte
 Name: BAPTIST YOUTH CAMP

Valuation Report

02/14/2026

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Map/Lot:

016-007

Location:

MT TOM RD

Account: 123 Card: 1 of 1

Neighborhood 48 MT TOM RD

Zoning/Use Rural
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 43 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%	12,000	
5.20	Acre-Rear Land 1	480.00	2,496.00	100%	2,496	
Total Acres 6.20			Land Total		14,496	
Acpt Land		14,500	Accepted Bldg		0	Total 14,500

Charlotte
Name: BAPTIST YOUTH CAMP

Valuation Report

02/14/2026

Page 24

Map/Lot:

016-008

Location:

9 BAPTIST CAMP RD

Account: 124

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	680,800	158,400	839,200	680,800	158,400	839,200
2	0	71,400	71,400	0	71,400	71,400
3	0	180,800	180,800	0	180,800	180,800
TOTAL	680,800	410,600	1,091,400	680,800	410,600	1,091,400

Neighborhood 18 BAPTIST CAMP RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Semi-Improved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 71
Tree Growth 0 1st Mortgage 0
Exemption(s) 43 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
700 x 200	Front-Pennamaquan Lake	420.00	294,000.00	50.0%	Excess Frtg.	147,000
4.00	Impr-Lot Improvements	3,600.00	14,400.00	100%		14,400
900 x 200	Front-Pennamaquan Lake	420.00	378,000.00	100%		378,000
200 x 200	Front-Pennamaquan Lake	420.00	84,000.00	100%		84,000
10.00	Fr. A-Homsite (Fract) - acre	14,400.00	45,536.80	100%		45,537
24.70	Acre-Rear Land 1	480.00	11,856.00	100%		11,856
Total Acres 42.96			Land Total			680,793

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1378 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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	120%
						113,449

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1960	512	C 100	2.173	Good	79%	100%	120%	2.060
One Storr Frame	1960	450	C 100	9.504	Ava.	64%	100%	120%	7.300
One Storr Frame	1960	224	C 100	4.731	Good	78%	100%	120%	4.428
One Storr Frame	1960	340	C 100	7.181	Good	78%	100%	120%	6.721
One Storr Frame	1960	255	C 100	5.386	Good	78%	100%	120%	5.041
One Storr Frame	1960	340	C 100	7.181	Good	78%	100%	120%	6.721
One Storr Frame	1960	480	C 100	10.138	Good	78%	100%	120%	9.490
Frame Shed	1960	206	D 100	1.770	Ava-	55%	100%	120%	1.169
Open Frame Porch	1960	256	C 100	2.129	Good	79%	100%	120%	2.018
Outbuilding Total									44,948

Acpt Land 680,800 **Accepted Bldg** 158,400 **Total** 839,200

Account: 124 Card: 2 of 3

Map/Lot: 016-008
 Location: 9 BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Semi-Improved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 43 Land Schedule 1

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2000	450	C 100	9.504	Good	90%	100%	120%	10.265
Wood Deck	2000	192	C 100	893	Good	90%	100%	120%	965
One Storv Frame	2000	384	C 100	8.110	Good	90%	100%	120%	8.759
One Storv Frame	2000	320	C 100	6.758	Good	90%	100%	120%	7.298
One Storv Frame	2000	320	C 100	6.758	Good	90%	100%	120%	7.298
One Storv Frame	2000	320	C 100	6.758	Good	90%	100%	120%	7.298
One Storv Frame	2000	320	C 100	6.758	Good	90%	100%	120%	7.298
One Storv Frame	2000	224	C 100	4.731	Good	90%	100%	120%	5.110
One Storv Frame	2000	224	C 100	4.731	Good	90%	100%	120%	5.110
One Storv Frame	2000	528	C 100	11.151	Good	90%	100%	120%	12.043
Outbuilding Total									71,444
Accpt Land			0	Accepted Bldg			71,400	Total	71,400

Charlotte
 Name: BAPTIST YOUTH CAMP

Valuation Report

02/14/2026

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Map/Lot:

016-008

Account: 124 Card: 3 of 3

Location:

9 BAPTIST CAMP RD

Neighborhood 18 BAPTIST CAMP RD

Sale Data

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Semi-Improved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 43 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%	120%	155.922
Solarium	2000	432	C 100	23.076	Good	90%	100%	120%	24.922
Outbuilding Total									180,844
Acpt Land			0	Accepted Bldg		180,800	Total		180,800

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

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 98
Tree Growth 0 1st Mortgage 0
Exemption(s) 43 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 148	Front-Pennamaquan Lake	420.00	36,129.77	100%		36,130
185 x 148	Front-Pennamaquan Lake	420.00	66,840.07	50.0%	Excess Frtg.	33,420
Total Acres 0.97					Land Total	69,550

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2000	600	D 100	4.245	Ava-	80%	100%	120%	4,075
Wood Deck	2000	168	D 100	654	Ava.	86%	100%	120%	674
Outbuilding Total									4,749
Acpt Land		69,600		Accepted Bldg		4,700		Total	74,300

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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 177	Front-Pennamaquan Lake	420.00	39,511.26	100%		39,511
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.41			Land Total			43,111

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
Foundation	Piers	Basement	None	Basement	-3,590
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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		36%	100%	120%
						Value(Rcnld)
						7,373

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%	120%	575
Outbuilding Total									575

Accpt Land 43,100 **Accepted Bldg** 7,900 **Total** 51,000

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

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 8
Tree Growth 0 1st Mortgage 0
Exemption(s) 43 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 x 100	Front-Pennamaquan Lake	420.00	32,668.33	100%		32,668
Total Acres 0.25			Land Total			32,668

Dwelling Description				Replacement Cost New	
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
Foundation	Piers	Basement	None	Basement	-4,092
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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Old Type	Obsolete	Below Average	Typical	19,293	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		51%	95%	120%	11,217

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	200	E 110	1.540	Ava-	51%	95%	120%	895
Frame Shed	1950	48	E 110	521	Ava-	51%	95%	120%	304
Outbuilding Total									1,199

Acpt Land	32,700	Accepted Bldg	12,400	Total	45,100
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Charlotte
 Name: BAPTIST YOUTH CAMP

Valuation Report

02/14/2026

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Map/Lot:

011-010

Location:

MT TOM RD

Account: 163 Card: 1 of 1

Neighborhood 48 MT TOM RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
5.80	Acre-Rear Land 1	480.00	2,784.00	100%		2,784
Total Acres 6.80					Land Total	13,584

Acpt Land 13,600 **Accepted Bldg** 0 **Total** 13,600

Charlotte
 Name: BAPTIST YOUTH CAMP

Valuation Report

02/14/2026

Page 32

Map/Lot:

011-011

Location:

MT TOM RD

Account: 164 Card: 1 of 1

Neighborhood 48 MT TOM RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acre-Rear Land 1	480.00	3,840.00	90.0%	Unimproved	3,456
4.00	Acre-Wasteland	144.00	576.00	100%		576
Total Acres 12.00			Land Total			4,032

Acpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Charlotte
 Name: BAPTIST YOUTH CAMP

Valuation Report

02/14/2026

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Account: 303 Card: 1 of 1

Map/Lot:
 Location:

008-025
 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
Total Acres 1.00			Land Total			5,400	
Acpt Land		5,400	Accepted Bldg		0	Total	
						5,400	

Charlotte
 Name: BARNES, KARINA
 BARNES, OLIVIA

Valuation Report

02/14/2026

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Account: 33 Card: 1 of 1

Map/Lot:
 Location:

015-031
 57 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
 Topography Above Street
 Utilities Drilled Well Septic System
 Street Street Surface

Sale Data
 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) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.43	Acre-Rear Land 1	480.00	206.40	100%		206
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.43						Land Total 19,406

Dwelling Description

Replacement Cost New

Ranch	One Story	1056 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
Foundation	Concrete	Basement	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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	100%	120%	69,565

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%	120%	599
Frame Shed	1975	144	C 110	1.852	Ava.	73%	100%	120%	1.622
Wood Deck	1975	36	C 110	296	Ava.	73%	100%	120%	259
Outbuilding Total									2,480

Acpt Land 19,400 **Accepted Bldg** 72,000 **Total** 91,400

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 Well Septic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 118	Front-Round Pond	300.00	23,043.43	100%		23,043
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.27			Land Total			30,243

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
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%	120%	51,338

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1992	24	C 100	336	Good	88%	100%	120%	355	
Open Frame Porch	1992	70	C 100	691	Good	88%	100%	120%	730	
Frame Garage	1992	384	C 100	7,333	Good	88%	100%	120%	7,744	
Frame Shed	1992	80	E 100	597	Ava.	82%	100%	120%	588	
Wood Deck	1992	96	C 100	509	Ava.	82%	100%	120%	500	
Outbuilding Total									9,917	

Acpt Land	30,200	Accepted Bldg	61,300	Total	91,500
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Charlotte
 Name: BARRY, MICHEAL J.
 BARRY, DAWN M.

Valuation Report

02/14/2026
 Page 36
 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 Well Septic 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 1 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 225	Front-Pennamaquan Lake	420.00	44,547.73	100%		44,548
250 x 225	Front-Pennamaquan Lake	420.00	111,369.32	50.0%	Excess Frtg.	55,685
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.81					Land Total	107,433

Dwelling Description

Replacement Cost New

Conventional	Exterior	Dwelling Units	Foundation	Fin. Basement Area	Heating	Rooms	Bedrooms	Baths	Attic	FirePlaces	Insulation	Unfin. Living Area
One & 1/2 Story	Wood Siding	1 OTHER Units-0	Concrete	None	100% Forced Warm	4	3	2	None	1	Full	NONE
1230 Sqft	Masonry Trim	Roof Cover	Basement	Basement Gar	Cooling	Add Fixtures	Half Baths					
Grade B 100	None	Asphalt Shingles	Dry Full Bmt	None	0% None	0	0					
Base	Trim	Roof	Basement	Fin Bsmt	Heat			Plumbing	Attic	Fireplace	Insulation	Unfinished
129,517	0	0	0	0	0			5,490	0	4,575	0	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Good	Typical	139,582
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	120%	147,399	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	240	B 100	2.446	Good	88%	100%	120%	2.582
Wood Deck	1992	400	B 100	2.104	Good	88%	100%	120%	2.222
Frame Garage	1992	780	B 100	16.034	Good	88%	100%	120%	16.932
One Storr Frame	1960	264	E 100	2.788	Ava.	64%	100%	120%	2.141
Wood Deck	1960	128	E 100	318	Ava.	64%	100%	120%	245
Outbuilding Total									24,122

Acpt Land

107,400

Accepted Bldg

171,500

Total

278,900

Charlotte
Name: BAYLISS,WILLIAM HEIRS

Valuation Report

02/14/2026

Page 37

Map/Lot:

010-014

Location:

NO ROAD

Account: 468 Card: 1 of 1

Neighborhood 67 STATION RD

Sale Data

Sale Date 12/30/1899

Sale Price 0

Sale Type

Financing

Verified

Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28.00	Acre-Wasteland	144.00	4,032.00	100%		4,032
Total Acres 28.00					Land Total	4,032

Acpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Charlotte
 Name: BERTHIAUME, WAYNE M
 BERTHIAUME, DINA L

Valuation Report

02/14/2026
 Page 38
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
1.00	Acre-Rear Land 1	480.00	480.00	100%		480	
Total Acres 2.00			Land Total			5,880	
Acpt Land		5,900	Accepted Bldg		0	Total 5,900	

Account: 85 Card: 1 of 1

Map/Lot:
Location:

020-003
1291 STATION RD

Neighborhood 67 STATION RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40 x 200	Front-Pennamaquan Lake	420.00	16,800.00	100%		16,800
60 x 200	Front-Pennamaquan Lake	420.00	25,200.00	50.0%	Topography	12,600
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	50.0%	Excess Frtg.	0
		0.00	0.00	50.0%	Topography	10,500
0.88	Acre-Rear Land 1	480.00	422.40	100%		422
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.80			Land Total			47,522

Dwelling Description				Replacement Cost New		
Ranch	One Story	1224 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
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. %
None		None		84%	100%	120%
						130,963

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2002	160	B 110	4.534	Good	84%	100%	120%	4.571
One Storv Frame	1992	312	B 110	8.843	Good	84%	100%	120%	8.914
Unfin Basement	1992	312	B 110	5.533	Good	84%	100%	120%	5.578
Open Frame Porch	2002	160	B 110	1.861	Good	84%	100%	120%	1.876
One Storv Frame	2002	144	B 110	4.081	Good	84%	100%	120%	4.114
Wood Deck	2002	216	B 110	1.328	Good	84%	100%	120%	1.339
Frame Garage	2008	1088	B 100	21.546	Good	93%	100%	120%	24.046
Frame Shed	2008	640	D 100	4.496	Ava.	91%	100%	120%	4.909
2S Frame Garage	1982	768	C 110	17.053	Ava.	76%	100%	120%	15.552
Frame Shed	1982	80	C 110	1.313	Ava.	76%	100%	120%	1.198
Outbuilding Total									72,097

Acpt Land 47,500 **Accepted Bldg** 203,100 **Total** 250,600

Charlotte
 Name: BIBBER, DAVID

Valuation Report

02/14/2026

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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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.25	Acre-Baselot Behind RR	48,000.00	12,000.00	100%		12,000	
Total Acres 0.25				Land Total		12,000	
Acpt Land		12,000	Accepted Bldg		0	Total	12,000

Account: 53 Card: 1 of 1

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
1.00	Acre-Baslot Behind RR	48,000.00	48,000.00	100%		48,000
0.40	Acre-Baslot Behind RR	48,000.00	19,200.00	10.0%	Excess Frtg.	1,920
Total Acres 1.40					Land Total	52,080

Dwelling Description

Replacement Cost New

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
Foundation	Piers	Basement	None	Basement	-6,819
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	52,451
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	83%	80%	120%	41,793	

Outbuildings/Additions/Improvements

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%	120%	3.610
Open Frame Porch	2014	224	D 110	1.697	Good	83%	80%	120%	1.352
Frame Garae	2014	1064	C 110	19.040	Ava.	94%	100%	120%	21.478
Outbuilding Total									26,440

Acpt Land

52,100

Accepted Bldg

68,200 **Total**

120,300

Charlotte
 Name: BLANCHARD, NANCY
 WILSON, NANCY T

Valuation Report

02/14/2026

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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	07/16/2024
Sale Price	419,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Commercial
 Topography Below Street
 Utilities Drilled Well Septic System
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
4.30	Acre-Rear Land 1	480.00	2,064.00	100%		2,064
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.30			Land Total			21,264

Dwelling Description				Replacement Cost New	
Contemporary	One & 3/4 Story	1906 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
Foundation	Concrete Slab	Basement	None	Basement	-23,454
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%	120%	233,514	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2005	30	A 100	573	Ava+	88%	100%	120%		605
Frame Garaae	2005	832	A 100	20.858	Ava+	88%	100%	120%		22,026
Outbuilding Total										22,631

Acpt Land	21,300	Accepted Bldg	256,100	Total	277,400
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Valuation Report

Account: 383 Card: 1 of 1

Neighborhood 38 HATTON LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Fr. A-Homesite (Fract)	12,000.00	8,653.32	100%		8,653
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.52			Land Total			15,853

Dwelling Description				Replacement Cost New		
Ranch	One Story	1008 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
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Average	Typical	66,675
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 120%	56,807

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1971	228	C 100	4.815	Ava.	71%	100%	120%	4.103
Encl Frame Porch	1971	28	C 100	1.041	Ava.	71%	100%	120%	887
Frame Garage	1971	320	C 100	6.394	Ava.	70%	100%	120%	5.371
Concrete Slab	1971	864	C 100	2.220	Ava.	70%	100%	120%	1.865
Outbuilding Total									12,226

Acpt Land 15,900 **Accepted Bldg** 69,000 **Total** 84,900

Account: 381 Card: 1 of 1

Map/Lot:
Location:

004-007
11 HATTON LN

Neighborhood 38 HATTON LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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	Fr. A-Homesite (Fract)	10,000.00	10,000.00	100%		10,000
2.20	Acre-Rear Land 1	400.00	880.00	100%		880
2.00	Impr-Lot Improvements	3,000.00	6,000.00	100%		6,000
Total Acres 3.20			Land Total			16,880

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	754 Sqft	Grade E 50	Base		19,743
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		386
Rooms	5					
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		375
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-254
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Poor	Typical	19,469
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	95%	100%	7,398	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	1900	543	E 50	474		450
Stable w/Loft	1900	864	E 50	1.167		1.109
Encl Frame Porch	1900	156	E 50	235		223
Outbuilding Total						1,782

Acpt Land 16,900 **Accepted Bldg** 9,200 **Total** 26,100

Account: 4 Card: 1 of 1

Map/Lot: 015-001
Location: 67 ROUND POND RD

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront
Topography Below Street
Utilities Drilled Well Septic System
Street Street Surface

Sale Data
Sale Date 07/16/3202
Sale Price 280,000
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	Front-Round Pond	300.00	22,147.24	100%		22,147
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
200 x 100	Front-Round Pond	300.00	42,426.41	50.0%	Excess Frtg.	21,213
Total Acres 0.71					Land Total	50,560

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
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. %
None		None		86%	100%	120%
						Value(Rcnld)
						70,490

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1985	336	C 100	1.469	Good	1.516
2S Frame Shed	1985	256	D 100	2.399	Ava.	1.796
Frame Shed	1985	80	E 100	597	Ava.	559
Outbuilding Total						3,871

Acpt Land	50,600	Accepted Bldg	74,400	Total	125,000
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Charlotte
 Name: BRANTEL, ROSEMARY

Valuation Report

02/14/2026
 Page 46
 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	Front-Moosehorn	180.00	26,546.18	90.0%	Unimproved	23,892	
Total Acres 1.00					Land Total	23,892	
Acpt Land		23,900	Accepted Bldg		0	Total	23,900

Charlotte
Name: BRANTEL, ROSEMARY

Valuation Report

02/14/2026

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ROBERT;BRANTEL,

Map/Lot:

013-009

Account: 333 Card: 1 of 1

Location:

54 GOODEILL RD

Neighborhood 35 GOODEILL RD

Sale Data

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Moosehorn	180.00	18,000.00	100%		18,000
900 x 200	Front-Moosehorn	180.00	162,000.00	50.0%	Excess Frtg.	81,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
5.41	Acre-Rear Land 1	480.00	2,596.80	100%		2,597
Total Acres 10.00			Land Total			108,797

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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	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	1			Fireplace	3,750
Insulation	Heavy			Insulation	709
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	58,819
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	120%	52,937	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1978	72	C 100	707	Ava.	75%	100%	120%	636
Outbuilding Total									636

Acpt Land

108,800

Accepted Bldg

53,600 **Total**

162,400

Charlotte
 Name: BRICE, COLEMAN
 BRICE, MANUELA

Valuation Report

02/14/2026
 Page 48
 014-009
 STATION RD

Account: 320 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 67 STATION RD

Sale Data
 Sale Date 03/26/2020
 Sale Price 11,500
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
9.50	Acre-Rear Land 1	480.00	4,560.00	100%		4,560	
Total Acres 10.50			Land Total			9,960	
Acpt Land		10,000	Accepted Bldg		0	Total	10,000

Charlotte
 Name: BRIDGE, WILLIAM
 BRIDGE, SHARON M

Valuation Report

02/14/2026

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Account: 427 Card: 1 of 1

Map/Lot:
 Location:

006-011
 MILL RD

Neighborhood 74 MILL RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
24.00	Acre-Rear Land 3	240.00	5,760.00	100%		5,760
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
Total Acres 125.00					Land Total	58,560

Accpt Land 58,600 **Accepted Bldg** 0 **Total** 58,600

Charlotte
 Name: BRIDGES BROS INC

Valuation Report

02/14/2026

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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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
51.00	Acre-Mixed Wood TG	199.20	7,924.18	100%		7,924	
13.00	Acre-Hardwood TG	180.00	1,825.20	100%		1,825	
2.00	Acre-Rear Land 2	360.00	720.00	100%		720	
12.00	Acre-Blueberry	2,400.00	28,800.00	100%		28,800	
Total Acres 78.00					Land Total	39,269	
Acpt Land		39,300	Accepted Bldg		0	Total	39,300

Charlotte
 Name: BRIDGES BROS, INC

Valuation Report

02/14/2026

Page 51

Map/Lot:

004-026

Location:

HAYWOOD RD

Account: 405 Card: 1 of 1

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
15.00	Acre-Softwood TG	165.60	1,937.52	100%		1,938	
80.00	Acre-Mixed Wood TG	199.20	12,430.08	100%		12,430	
11.00	Acre-Hardwood TG	180.00	1,544.40	100%		1,544	
17.00	Acre-Rear Land 3	240.00	4,080.00	100%		4,080	
1.00	Acre-Class II Roads	1,200.00	1,200.00	100%		1,200	
50.00	Acre-Blueberry	2,400.00	120,000.00	100%		120,000	
Total Acres 174.00					Land Total	141,192	
Acpt Land		141,200	Accepted Bldg		0	Total	141,200

Charlotte
 Name: BRIDGES, REBECCA
 BLATT, BLATT,VIVIAN

Valuation Report

02/14/2026

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Account: 373 Card: 1 of 1

Map/Lot:
 Location:

004-002
 1380 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
35.00	Acre-Rear Land 1	480.00	16,800.00	100%		16,800
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 36.00					Land Total	36,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1008 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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. %
None		None		86%	100%	120%
						Value(Rcnld)
						84,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Storv Frame	1986	54	D 110	1.028	Good	86%	100%	120%		1.061
2S Frame Shed	1986	480	C 100	4.978	Ava-	71%	100%	120%		4.241
Outbuilding Total										5,302

Acpt Land 36,000 **Accepted Bldg** 89,700 **Total** 125,700

Charlotte
 Name: BRISSON, BOB MICHAEL

Valuation Report

02/14/2026

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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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
95.00	Acre-Softwood TG	165.60	12,270.96	100%		12,271	
14.00	Acre-Mixed Wood TG	199.20	2,175.26	100%		2,175	
7.00	Acre-Hardwood TG	180.00	982.80	100%		983	
43.00	Acre-Wasteland	144.00	6,192.00	100%		6,192	
1.00	Acre-Class II Roads	1,200.00	1,200.00	100%		1,200	
Total Acres 160.00			Land Total			22,821	
Accpt Land		22,800	Accepted Bldg		0	Total	22,800

Neighborhood 21 BROOKS DR

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 1 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
200 x 200	Front-Pennamaquan Lake	420.00	84,000.00	50.0%	Excess Frtg.	42,000
300 x 200	Front-Pennamaquan Lake	420.00	126,000.00	10.0%	Excess Frtg.	12,600
3.20	Acre-Rear Land 1	480.00	1,536.00	100%		1,536
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.96			Land Total			105,336

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
Foundation	Piers	Basement	None	Basement	-8,484
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2000	Typical	Typical	Good	Typical	55,511
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	120%	50,626	

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%	120%	6,234
One Storv Frame	1950	160	C 100	3.379	Good	76%	100%	120%	3,082
Wood Deck	1950	184	C 100	861	Good	76%	100%	120%	785
Frame Shed	1950	160	E 100	904	Poor	30%	50%	120%	163
Frame Shed	1950	192	C 100	2.052	Ava.	58%	100%	120%	1,428
Outbuilding Total									11,692

Acpt Land	105,300	Accepted Bldg	62,300	Total	167,600
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Charlotte
 Name: BROWN, BRANDEN
 BROWN, ANN

Valuation Report

02/14/2026

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Account: 292 Card: 1 of 1

Map/Lot:
 Location:

008-017-1
 957 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities Dug Well
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
7.00	Acre-Rear Land 1	480.00	3,360.00	100%		3,360
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 8.00					Land Total	22,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Unfin Basement	2005	1252	D 100	6.919	Ava-	83%	100%	120%		6,892
Outbuilding Total										6,892

Accpt Land

22,600

Accepted Bldg

6,900

Total

29,500

Charlotte
 Name: BROWN, BRANDON B
 BROWN, ANN M

Valuation Report

02/14/2026

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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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.50	Acre-Rear Land 1	480.00	1,200.00	100%		1,200
Total Acres 3.50			Land Total			13,200

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%	120%	51.413
Frame Garaae	1970	784	C 100	13.201	Poor	43%	100%	120%	6.811
Outbuilding Total									58,224

Acpt Land

13,200

Accepted Bldg

58,200

Total

71,400

Charlotte
Name: BROWN, DIANE (LE)

Valuation Report

02/14/2026

JEREMY BROWN & ERIN PEASLEY

Map/Lot:

Page 57

Account: 363 Card: 1 of 1

Location:

005-023

327 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
12.30	Acre-Rear Land 2	360.00	4,428.00	100%		4,428
Total Acres 63.30						Land Total 47,628

Dwelling Description				Replacement Cost New	
Ranch	One Story	1040 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
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1976	0	Typical	Typical	Poor	Typical		77,620
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	49%	95%	120%	43,358		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1976	416	C 110	5.508	Poor	49%	95%	120%	3.077
Unfin Basement	1976	416	C 110	5.060	Poor	49%	95%	120%	2.826
Wood Deck	1976	112	C 110	630	Poor	49%	95%	120%	353
Frame Shed	2015	160	D 100	1.245		84%	100%	120%	1.494
Stable w/Loft	1980	3900	D 100	26.632		75%	100%	120%	31.958
Frame Shed	2010	180	E 100	902		92%	100%	120%	1.082
Outbuilding Total									40,790

Acpt Land 47,600 **Accepted Bldg** 84,100 **Total** 131,700

Charlotte
 Name: BROWN, EILEEN

Valuation Report

02/14/2026

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008-017.2

Account: 491 Card: 1 of 1

Map/Lot:
 Location:

915 AYERS JUNCTION RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities
 Street Street Surface

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	100%		6,000
1.10	Acre-Rear Land 1	480.00	528.00	100%		528
Total Acres 2.10					Land Total	6,528

Acpt Land 6,500 **Accepted Bldg** 0 **Total** 6,500

Charlotte
 Name: BROWN, JANET TIBBETTS
 BROWN, JOSHUA MICHAEL

Valuation Report

02/14/2026

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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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
14.00	Acre-Rear Land 1	480.00	6,720.00	100%		6,720	
Total Acres 15.00					Land Total	12,120	
Acpt Land		12,100	Accepted Bldg		0	Total	12,100

Charlotte
 Name: BROWN, JENNIFER MARIE
 BROWN, WALTER

Valuation Report

02/14/2026

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

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.70	Acre-Rear Land 1	480.00	336.00	100%		336
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.70			Land Total			19,536

Dwelling Description				Replacement Cost New	
Ranch	One Story	1680 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
Foundation	Concrete	Basement	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
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	120%	153,114	

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%	120%	644
Wood Deck	2000	176	B 110	1.112	Good	90%	100%	120%	1.201
Encl Frame Porch	2000	182	B 110	3.509	Good	90%	100%	120%	3.790
Frame Garage	2000	440	B 110	10.944	Good	90%	100%	120%	11.820
Outbuilding Total									17,455

Acpt Land 19,500 **Accepted Bldg** 170,600 **Total** 190,100

Charlotte
Name: BROWN, JOSHUA

Valuation Report

02/14/2026

Page 61

Map/Lot:

004-009

Account: 384 Card: 1 of 1

Location:

1343 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.76	Acre-Rear Land 1	480.00	364.80	100%		365
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.76					Land Total	19,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1980	14 x 60	C 100	20.241	Ava.	40%	100%	120%	9.716
Frame Garage	1980	384	D 100	6.013	Ava.	75%	100%	120%	5.412
Encl Frame Porch	1980	84	D 100	1.323	Ava.	75%	100%	120%	1.190
Outbuilding Total									16,318

Acpt Land 19,600 **Accepted Bldg** 16,300 **Total** 35,900

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
10.00	Acre-Rear Land 1	480.00	4,800.00	100%		4,800
3.00	Impr-Lot Improvements	3,600.00	10,800.00	100%		10,800
Total Acres 11.00					Land Total	27,600

Dwelling Description				Replacement Cost New	
Ranch	One Story	1208 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
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%	120%	57,945	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1971	637	C 100	2.673	Ava-	62%	100%	120%	1.988
Frame Shed	1970	780	D 100	5.376	Ava-	61%	100%	120%	3.935
Storage Trailer	1981	1	D 100	1.640	Ava-	68%	100%	120%	1.338
Outbuilding Total									7,261

Acpt Land	27,600	Accepted Bldg	65,200	Total	92,800
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Charlotte
Name: BROWN, LOWELL JR

Valuation Report

02/14/2026

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Account: 430 Card: 1 of 1

Map/Lot:
Location:

006-013-1
13 ABIAH LN

Neighborhood 76 ABIAH LN

Sale Data
Sale Date 08/21/2023
Sale Price 3,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
9.00	Acre-Rear Land 1	480.00	4,320.00	100%		4,320
Total Acres 10.00			Land Total			9,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1980	12 x 66	D 100	15.943	Poor	20%	25%	120%	957
Outbuilding Total									957

Acpt Land 9,700 **Accepted Bldg** 1,000 **Total** 10,700

Charlotte
 Name: BROWN, WALTER
 BROWN, JENNIFER

Valuation Report

02/14/2026

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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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acre-Rear Land 1	480.00	240.00	100%		240
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
Total Acres 1.50			Land Total			15,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1990	144	D 100	1.381	Ava.	80%	100%	120%	1,326
Outbuilding Total									1,326
Accpt Land		15,800	Accepted Bldg		1,300	Total			17,100

Charlotte
 Name: BROWN, WALTER
 BROWN, JENNIFER

Valuation Report

02/14/2026
 Page 65
 006-008
 AYERS JCT RD

Account: 424 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 AYERS JCT RD

Sale Data	
Sale Date	01/01/4202
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
22.00	Acre-Rear Land 1	480.00	10,560.00	100%		10,560	
1.00	Fr. A-Homsite (Fract) - acre	14,400.00	14,400.00	90.0%	Unimproved	12,960	
Total Acres 23.00			Land Total			23,520	
Acpt Land		23,500	Accepted Bldg		0	Total	23,500

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
4.50	Acre-Rear Land 1	480.00	2,160.00	100%		2,160
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.50					Land Total	21,360

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	1908 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
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	160,294
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	120%
						167,347

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garae	2000	252	B 100	6.584	Ava.	87%	100%	120%	6.874	
Finished Attic	2000	552	B 100	9.867	Ava.	87%	100%	120%	10.301	
Wood Deck	2000	677	B 100	3.456	Ava.	87%	100%	120%	3.608	
Open Frame Porch	2000	266	B 100	2.691	Ava.	87%	100%	120%	2.809	
Open Frame Porch	2000	175	B 100	1.834	Ava.	87%	100%	120%	1.915	
Basement Entrv	2000	30	B 100	1.296	Ava.	87%	100%	120%	1.354	
Frame Garae	1976	520	D 100	7.649	Good	83%	100%	120%	7.619	
Outbuilding Total									34,480	

Acpt Land	21,400	Accepted Bldg	201,800	Total	223,200
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Neighborhood 60 SANDY BEACH LN

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.46					Land Total	49,200

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
Foundation	Concrete	Basement	Dry None	Basement	-6,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 120%	121,384

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%	120%	15,398
Unfinished Attic	2002	672	B 100	2.450	Good	91%	100%	120%	2,676
Concrete Slab	2002	756	C 100	1.943	Ava.	87%	100%	120%	2,028
Outbuilding Total									20,102

Acpt Land	49,200	Accepted Bldg	141,500	Total	190,700
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Valuation Report

Account: 316 Card: 1 of 1

Location: 1322 STATION RD

Neighborhood 67 STATION RD

Zoning/Use Residential
Topography Level
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.44	Acre-Rear Land 1	480.00	1,171.20	100%		1,171
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.44						Land Total 20,371

Dwelling Description

Replacement Cost New

Ranch	One Story	1662 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
Foundation	Concrete	Basement	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%	120%	127,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1975	60	B 100	445	Good	83%	100%	120%	443
Frame Garage	1975	625	B 100	13.260	Good	83%	100%	120%	13.207
Frame Shed	1975	140	D 100	1.355	Ava.	72%	100%	120%	1.171
Stable w/Loft	1975	480	D 110	6.917	Ava.	72%	100%	120%	5.976
Outbuilding Total									20,797

Acpt Land 20,400 **Accepted Bldg** 148,700 **Total** 169,100

Charlotte
 Name: CALAIS ROD & GUN CLUB

Valuation Report

02/14/2026

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Map/Lot:

018-009

Account: 137 Card: 1 of 1

Location:

CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Shorefront
 Topography Rolling
 Utilities
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 37

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	Front-Round Pond	300.00	21,213.20	10.0%	Unimproved	2,121
500 x 100	Front-Round Pond	300.00	106,066.02	10.0%	Size/Shape	10,607
Total Acres 1.38			Land Total			12,728

Acpt Land 12,700 **Accepted Bldg** 0 **Total** 12,700

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 Well Septic System
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
60.00	Acre-Rear Land 1	480.00	28,800.00	100%		28,800
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 61.00					Land Total	48,000

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%	120%	1.358
One Storv Frame	1970	2256	B 100	58.129	Ava.	69%	100%	120%	48.131
Concrete Slab	1970	2256	C 100	5.798	Ava.	69%	100%	120%	4.801
Frame Shed	1970	592	D 100	4.195	Ava.	69%	100%	120%	3.474
Frame Shed	1970	128	E 100	780	Ava-	61%	100%	120%	571
Frame Shed	1970	300	E 100	1.440	Ava-	61%	100%	120%	1.054
Frame Shed	1970	312	E 100	1.486	Ava.	69%	100%	120%	1.230
Frame Shed	1970	96	E 100	658	Ava.	69%	100%	120%	545
Frame Shed	1970	130	E 100	788	Ava.	69%	100%	120%	653
2S Frame Shed	1970	64	E 100	584	Ava.	69%	100%	120%	484
Outbuilding Total									62,301

Accpt Land	48,000	Accepted Bldg	62,300	Total	110,300
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Charlotte
 Name: CAMICK,JAMES & BARBARA (LE)
 CAMICK,JAMES,CARSON, TYLER,PAUL,DAVID,
 Account: 69 Card: 1 of 1

Valuation Report

02/14/2026
 Page 71
 019-010
 26 BOWEN EXT

Map/Lot:
 Location:

Neighborhood 19 BOWEN EXTENSION

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Pennamaquan Lake	420.00	59,396.96	100%		59,397
170 x 400	Front-Pennamaquan Lake	420.00	100,974.85	50.0%	Excess Frtg.	50,487
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.48			Land Total			117,084

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
Foundation	Concrete	Basement	Dry 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

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%	120%	96,203	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhand	1995	56	C 110	1.301	Good	89%	100%	120%	1.390
Wood Deck	1995	432	C 110	2.038	Good	89%	100%	120%	2.177
Wood Deck	1995	208	C 110	1.053	Good	89%	100%	120%	1.124
Wood Deck	1995	100	C 110	578	Good	89%	100%	120%	617
Wood Deck	1995	192	C 110	982	Good	89%	100%	120%	1.049
Frame Shed	1995	140	D 100	1.355	Ava.	83%	100%	120%	1.350
Wood Deck	1995	40	E 100	142	Ava-	77%	100%	120%	131
Wood Deck	1995	140	E 100	342	Ava.	83%	100%	120%	341
Outbuilding Total									8,179

Acpt Land 117,100 **Accepted Bldg** 104,400 **Total** 221,500

Charlotte
 Name: CARLISLE, WAYNE

Valuation Report

02/14/2026

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Map/Lot:

007-021

Location:

1127 AYERS JCT RD

Account: 192 Card: 1 of 1

Neighborhood 16 AYERS JCT RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.40	Acre-Rear Land 1	480.00	1,152.00	100%		1,152
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.40					Land Total	20,352

Acpt Land 20,400 **Accepted Bldg** 0 **Total** 20,400

Charlotte
 Name: CARNEY, WILLIAM SCOTT
 CARNEY, NANCY

Valuation Report

02/14/2026

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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 Shared Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
19.00	Acre-Rear Land 1	480.00	9,120.00	100%		9,120
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 20.00						Land Total 28,320

Dwelling Description

Replacement Cost New

Conventional	One Story	1440 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
Foundation	Concrete Slab	Basement	None	Basement	-14,124
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	120%	85,951

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%	120%	1.124
Wood Deck	2006	100	C 110	578	Good	92%	100%	120%	638
Frame Shed	2006	144	D 100	1.381	Ava.	89%	100%	120%	1.475
Wood Deck	2006	60	C 110	402	Good	92%	100%	120%	444
Outbuilding Total									3,681

Acpt Land

28,300

Accepted Bldg

89,600

Total

117,900

Charlotte
 Name: CARR, GORDON
 CARR, DAWN

Valuation Report

02/14/2026

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Account: 1 Card: 1 of 1

Map/Lot:
 Location:

005-003
 113 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

Zoning/Use Residential
 Topography Above Street
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

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% 120%	60,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1985	342	D 100	5,508	Ava-	71%	100%	120%	4,693
Frame Shed	1985	144	E 100	842	Poor	54%	100%	120%	546
Frame Shed	1985	80	E 100	597	Poor	54%	50%	120%	193
Outbuilding Total									5,432

Acpt Land 19,200 **Accepted Bldg** 66,100 **Total** 85,300

Charlotte
Name: CARRIL, STEVEN T

Valuation Report

02/14/2026

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Map/Lot:

007-036

Account: 224 Card: 1 of 1

Location:

20 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 01/09/2024
Sale Price 305,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.70	Acre-Rear Land 1	480.00	336.00	100%		336
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.70					Land Total	19,536

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1700 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
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1794	2007	Typical	Typical	Good	Typical	136,714	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	120%	114,840

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Ouonset Shed	1794	800	C 100	5.600	Good	70%	100%	120%	4.704
Unfin Basement	1794	800	C 100	6.363	Good	70%	100%	120%	5.345
Open Frame Porch	1794	192	C 100	1.634	Good	70%	100%	120%	1.373
Open Frame Porch	1794	60	C 100	614	Good	70%	100%	120%	516
Patio	1794	192	C 100	893	Good	70%	100%	120%	750
Wood Deck	1794	44	C 100	301	Good	70%	100%	120%	253
Frame Shed	1794	110	C 100	1.424	Ava.	50%	100%	120%	854
Frame Shed	1794	176	C 100	1.929	Ava-	40%	100%	120%	926
Outbuilding Total									14,721

Acpt Land 19,500 **Accepted Bldg** 129,600 **Total** 149,100

Charlotte
Name: CARTER, DAVID

Valuation Report

02/14/2026

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013-003

Account: 327 Card: 1 of 1

Map/Lot:
Location:

32 GOODEILL RD

Neighborhood 35 GOODEILL RD

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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 174	Front-Moosehorn	180.00	16,789.28	90.0%	Unimproved	15,110
Total Acres 0.40					Land Total	15,110

Acpt Land	15,100	Accepted Bldg	0	Total	15,100
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Account: 203 Card: 1 of 1

Map/Lot: 007-029.-001
Location: 49 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
3.00	Acre-Rear Land 1	480.00	1,440.00	100%		1,440
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 4.00					Land Total	20,640

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1064 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
Foundation	Concrete	Basement	Dry 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
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2000	0	Typical	Typical	Good	Typical		129,369
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	120%	139,719

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2000	19	B 100	489	Good	90%	100%	120%	528	
Two Storv Frame	2000	48	B 100	1.830	Good	90%	100%	120%	1.976	
2S Frame Garaae	1997	768	B 100	18.914	Good	90%	100%	120%	20.428	
Finished Attic	1997	768	B 100	11.580	Good	90%	100%	120%	12.506	
Wood Deck	1997	256	B 100	1.402	Good	90%	100%	120%	1.514	
Frame Garaae	2001	1392	D 110	19.953	Ava.	87%	100%	120%	20.831	
Plumbina Fixture	2001	3	D 110	2.706	Ava.	87%	100%	120%	2.825	
Frame Shed	2021	384	B 100	4.297	Ava+	95%	100%	120%	4.898	
Outbuilding Total									65,506	

Acpt Land 20,600 **Accepted Bldg** 205,200 **Total** 225,800

Charlotte
 Name: CARTER, KENNETH

Valuation Report

02/14/2026

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Map/Lot:

007-029

Location:

SMITH RIDGE RD

Account: 204 Card: 1 of 1

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
7.00	Acre-Rear Land 1	480.00	3,360.00	100%		3,360
Total Acres 8.00					Land Total	8,760

Acpt Land 8,800 **Accepted Bldg** 0 **Total** 8,800

Charlotte
 Name: CARTER, KENNETH

Valuation Report

02/14/2026

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Map/Lot:

007-029-3

Account: 206 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
2.00	Acre-Rear Land 1	480.00	960.00	100%		960
Total Acres 2.00			Land Total			960

Acpt Land 1,000 **Accepted Bldg** 0 **Total** 1,000

Charlotte
 Name: CARTER, KENNETH

Valuation Report

02/14/2026

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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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acre-Baselot	6,000.00	12,000.00	90.0%	Unimproved	10,800	
0.00	Acre-Baselot	6,000.00	0.00	100%		0	
Total Acres 2.00			Land Total			10,800	
Acpt Land		10,800	Accepted Bldg		0	Total	
						10,800	

Charlotte
Name: CARTER, KENNETH

Valuation Report

02/14/2026

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Account: 515 Card: 1 of 1

Map/Lot:
Location:

005-001-001
66 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

Sale Date 04/27/2023
Sale Price 1,600
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use Rural
Topography Rolling
Utilities
Street Gravel

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.10	Acre-Rear Land 1	480.00	528.00	100%	528	
Total Acres 1.10			Land Total		528	

Acpt Land	500	Accepted Bldg	0	Total	500
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Charlotte
 Name: CARTER, PAMELA

Valuation Report

02/14/2026

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Map/Lot:

007-029-2

Account: 205 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
Total Acres 2.00			Land Total			5,880

Acpt Land 5,900 **Accepted Bldg** 0 **Total** 5,900

Charlotte
 Name: CARTER, STEVEN
 CARTER, JUDITH

Valuation Report

02/14/2026
 Page 83
 013-009-2
 GOODEILL RD

Account: 335 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 GOODEILL RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
265.00	Acre-Softwood TG	165.60	34,229.52	100%		34,230
21.00	Acre-Wasteland	144.00	3,024.00	100%		3,024
29.00	Acre-Rear Land 1	480.00	13,920.00	100%		13,920
Total Acres 315.00			Land Total			51,174
Acpt Land		51,200	Accepted Bldg		0	Total
						51,200

Charlotte
 Name: CARTER, STEVEN
 CARTER, JUDITH

Valuation Report

02/14/2026
 Page 84
 013-010
 STATION RD

Account: 336 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 67 STATION RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
1.00	Acre-Rear Land 1	480.00	480.00	100%		480	
Total Acres 2.00			Land Total			5,880	
Acpt Land		5,900	Accepted Bldg		0	Total	5,900

Charlotte
 Name: CARTER, STEVEN P
 CARTER, JUDITH M

Valuation Report

02/14/2026

Page 85

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 Well Septic 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

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 260	Front-Moosehorn	150.00	17,102.63	100%		17,103
50 x 260	Front-Moosehorn	150.00	8,551.32	50.0%	Excess Frtg.	4,276
2.00	Impr-Lot Improvements	3,000.00	6,000.00	100%		6,000
Total Acres 0.90			Land Total			27,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2015	48	E 100	474	Poor	74%	100%	100%	351
Encl Frame Porch	2023	150	B 10	279	Ava.	95%	100%	100%	265
Outbuilding Total									616

Acpt Land

27,400

Accepted Bldg

600 **Total**

28,000

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well 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 217	Front-Moosehorn	180.00	18,749.40	100%		18,749
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.50			Land Total			25,949

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
Foundation	Piers	Basement	None	Basement	-7,317
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%	120%	41,052

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%	120%	1,085
Wood Deck	2009	36	D 110	243	Good	93%	100%	120%	271
Wood Deck	2009	160	D 110	690	Good	93%	100%	120%	770
Wood Deck	2009	36	E 100	134	Fair	80%	100%	120%	128
Outbuilding Total									2,254

Acpt Land	25,900	Accepted Bldg	43,300	Total	69,200
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Charlotte
 Name: CATES, CECIL

Valuation Report

02/14/2026

Page 87

Map/Lot:

017-007

Location:

SANDY BEACH LN

Account: 111 Card: 1 of 1

Neighborhood 60 SANDY BEACH LN

Zoning/Use Shorefront
 Topography Level
 Utilities
 Street Gravel

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000	
Total Acres 0.46					Land Total	42,000	
Acpt Land		42,000	Accepted Bldg		0	Total	42,000

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront
Topography Low
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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
50 x 100	Front-Pennamaquan Lake	420.00	14,849.24	100%		14,849
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.11					Land Total	20,249

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
Foundation	Wood Post/Rock	Basement	None	Basement	-6,327
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%	120%	23,054

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1960	54	D 100	465	Ava.	65%	100%	120%	362
Wood Deck	1960	116	D 100	483	Ava.	65%	100%	120%	377
1 & 1/2 Storv Fr	1960	96	E 100	1.378	Poor	37%	100%	120%	612
Outbuilding Total									1,351

Acpt Land	20,200	Accepted Bldg	24,400	Total	44,600
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Charlotte
 Name: CHADWICK, LAURA
 KNOWLES, BENJAMIN

Valuation Report

02/14/2026

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Account: 58 Card: 1 of 1

Map/Lot:
 Location:

019-002
 21 SCHOOL HOUSE LN

Neighborhood 63 SCHOOL HOUSE LN

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	Front-Pennamaquan Lake	420.00	46,674.83	100%		46,675
200 x 247	Front-Pennamaquan Lake	420.00	93,349.67	50.0%	Excess Frtg.	46,675
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%	Fract. Share	2,160
0.00	Acre-Rear Land 1	480.00	0.00	100%		0
Total Acres 1.70			Land Total			99,110

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
Foundation	Wood Post/Rock	Basement	None	Basement	-5,304
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	37,484
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		70%	100% 120%	31,486

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1991	100	D 100	1,732	Good	Phy 70%	Func 100%	Econ 120%	1,454
Wood Deck	1991	249	D 100	919	Good	70%	100%	120%	772
Frame Shed	1991	100	E 100	674	Ava.	81%	100%	120%	655
Wood Deck	1991	40	E 100	142	Ava.	81%	100%	120%	138
Outbuilding Total									3,019

Acpt Land 99,100 **Accepted Bldg** 34,500 **Total** 133,600

Valuation Report

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Rural
Topography Level
Utilities Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 71

Tree Growth 0 1st Mortgage 0

Exemption(s) 43 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Fr. A-Homesite (Fract)	12,000.00	10,733.12	100%		10,733
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.80					Land Total	14,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1946	88	C 100	1.654	Ava.	56%	100%	120%	1.111
Open Frame Porch	1946	55	C 100	575	Ava.	56%	100%	120%	386
Church	1946	1978	C 100	108.256	Ava.	56%	100%	120%	72.748
Outbuilding Total									74,245

Acpt Land

14,300

Accepted Bldg

74,200

Total

88,500

Charlotte
 Name: CHARLOTTE CROSSROADS LLC

Valuation Report

02/14/2026
 Page 91
 014-011-001

Account: 507 Card: 1 of 1 Map/Lot: Location:
 Location:

Neighborhood 47 MORGAN PT RD

Zoning/Use Shorefront
 Topography Rolling
 Utilities
 Street Right-Of-Way

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 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
125 x 200	Front-Pennamaquan Lake	420.00	52,500.00	50.0%	Excess Frtg.	26,250
0.37	Acre-Rear Land 1	480.00	177.60	100%		178
Total Acres 1.40			Land Total			68,428
Acpt Land		68,400	Accepted Bldg		0	Total
						68,400

Neighborhood 16 AYERS JCT RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 83

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.20	Fr. A-Homesite (Fract)	10,000.00	17,888.54	100%		17,889
2.00	Impr-Lot Improvements	3,000.00	6,000.00	100%		6,000
Total Acres 3.20					Land Total	23,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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

Acpt Land

23,900

Accepted Bldg

471,200 **Total**

495,100

Charlotte
Name: CHARLOTTE TOWN HALL

Valuation Report

02/14/2026

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Map/Lot:

007-027

Account: 201 Card: 1 of 1

Location:

1092 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

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

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 58

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Fr. A-Homesite (Fract)	10,000.00	4,472.14	100%		4,472
1.00	Impr-Lot Improvements	3,000.00	3,000.00	100%		3,000
Total Acres 0.20					Land Total	7,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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

Acpt Land

7,500

Accepted Bldg

27,600

Total

35,100

Valuation Report

Account: 197 Card: 1 of 1

Map/Lot:
Location:

007-023-1
1100 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

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

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 59
Tree Growth 0 1st Mortgage 0
Exemption(s) 42 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Fr. A-Homesite (Fract)	10,000.00	13,038.40	100%		13,038
2.00	Impr-Lot Improvements	3,000.00	6,000.00	100%		6,000
Total Acres 1.70					Land Total	19,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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
Outbuilding Total									164,553

Acpt Land	19,000	Accepted Bldg	164,600	Total	183,600
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Charlotte
 Name: CHARLOTTE, TOWN OF
 SMITH RIDGE CEMETERY

Valuation Report

02/14/2026

Page 95

Account: 371 Card: 1 of 1

Map/Lot:
 Location:

005-031
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acre-Baselot	6,000.00	1,200.00	100%		1,200
Total Acres 0.20					Land Total	1,200

Acpt Land 1,200 **Accepted Bldg** 0 **Total** 1,200

Charlotte
 Name: CHARLOTTE, TOWN OF

Valuation Report

02/14/2026
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 006-006
 AYERS JCT RD

Account: 419 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 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.18	Acre-Baselot	6,000.00	1,080.00	90.0%	Unimproved	972	
Total Acres 0.18					Land Total	972	
Acpt Land		1,000	Accepted Bldg		0	Total	1,000

Charlotte
 Name: CHARLOTTE, TOWN OF

Valuation Report

02/14/2026

Page 97

Map/Lot:

018-020

Location:

CHARLOTTE RD

Account: 148 Card: 1 of 1

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront
 Topography Below Street
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
600 x 50	Front-Round Pond	300.00	90,000.00	10.0%	Size/Shape	9,000	
Total Acres 0.69					Land Total	9,000	
Acpt Land		9,000	Accepted Bldg		0	Total	9,000

Charlotte
 Name: CHARLOTTE, TOWN OF

Valuation Report

02/14/2026
 Page 98
 007-020
 AYERS JCT RD

Account: 191 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural Rural
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 99
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 42 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.98	Acre-Rear Land 1	480.00	950.40	100%		950	
Total Acres 1.98					Land Total	950	
Acpt Land		1,000	Accepted Bldg		0	Total	1,000

Charlotte
Name: CHARLOTTE, TOWN OF

Valuation Report

02/14/2026

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Map/Lot:

007-023

Location:

AYERS JCT RD

Account: 196 Card: 1 of 1

Neighborhood 16 AYERS JCT RD

Sale Data

Sale Date 12/30/1899

Sale Price 0

Sale Type

Financing

Verified

Validity

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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
114.00	Acre-Rear Land 1	480.00	54,720.00	100%	54,720
Total Acres 114.00			Land Total		54,720

Acpt Land 54,700 **Accepted Bldg** 0 **Total** 54,700

Charlotte
Name: CHARLOTTE,TOWN OF

Valuation Report

02/14/2026

Page 100

Map/Lot:

007-026

Account: 200 Card: 1 of 1

Location:

1094 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

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

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 89

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acre-Rear Land 1	400.00	80.00	100%		80
Total Acres 0.20			Land Total			80

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1950	1080	C 100	17.544	Ava.	58%	100%	100%	10,176
Outbuilding Total									10,176

Acpt Land

100

Accepted Bldg

10,200

Total

10,300

Charlotte
 Name: CHARLOTTE, TOWN OF
 TOWN DUMP

Valuation Report

02/14/2026

Page 101

Account: 210 Card: 1 of 1

Map/Lot:
 Location:

007-031
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 42 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
3.00	Acre-Rear Land 1	480.00	1,440.00	100%		1,440
Total Acres 4.00					Land Total	6,840

Acpt Land 6,800 **Accepted Bldg** 0 **Total** 6,800

Charlotte
 Name: CHARLOTTE, TOWN OF
 SAND PILE

Valuation Report

02/14/2026
 Page 102
 010-006-2
 STATION RD

Account: 459 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 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000	
0.35	Acre-Rear Land 1	480.00	168.00	100%		168	
Total Acres 1.35			Land Total			6,168	
Acpt Land		6,200	Accepted Bldg		0	Total	6,200

Charlotte
 Name: CHARLOTTE, TOWN OF
 CHARLOTTE ROUND POND CEMETERY
 Account: 460 Card: 1 of 1

Valuation Report

02/14/2026
 Page 103
 010-007
 CHARLOTTE RD

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000	
6.76	Acre-Rear Land 1	480.00	3,244.80	100%		3,245	
Total Acres 7.76					Land Total	9,245	
Acpt Land		9,200	Accepted Bldg		0	Total	9,200

Charlotte
 Name: CHARLOTTE, TOWN OF
 DAMON RIDGE CEMETERY

Valuation Report

02/14/2026

Page 104

Account: 481 Card: 1 of 1

Map/Lot:
 Location:

004-016
 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acre-Baselot	5,000.00	2,500.00	100%		2,500	
Total Acres 0.50					Land Total	2,500	
Acpt Land		2,500	Accepted Bldg		0	Total	2,500

Charlotte
 Name: CHENEY, CLIFFORD
 CHENEY, BEATRICE

Valuation Report

02/14/2026

Page 105

Account: 354 Card: 1 of 1

Map/Lot:
 Location:

005-015
 293 OLD FIELD DR

Neighborhood 51 OLD FIELD DR

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
4.10	Acre-Rear Land 1	480.00	1,968.00	100%		1,968
Total Acres 5.10					Land Total	7,368

Acpt Land 7,400 **Accepted Bldg** 0 **Total** 7,400

Charlotte
 Name: CHENEY, CLIFFORD
 CHENEY, BEATRICE

Valuation Report

02/14/2026

Page 106

Account: 356 Card: 1 of 1

Map/Lot:
 Location:

005-017
 293 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
3.00	Acre-Rear Land 1	480.00	1,440.00	100%		1,440
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 4.00						Land Total 20,640

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1008 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
Foundation	Concrete	Basement	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%	120%	91,475	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1988	168	C 100	3.548	Ava.	3.151
Frame Shed	1988	168	C 100	1.868	Ava.	1.658
Two Storv Frame	1988	192	C 100	6.002	Ava.	5.329
Open Frame Porch	1988	192	C 100	1.634	Ava.	1.451
Outbuilding Total						11,589

Acpt Land 20,600 **Accepted Bldg** 103,100 **Total** 123,700

Charlotte
 Name: CHERRYFIELD PROPERTIES, LLC

Valuation Report

02/14/2026
 Page 107
 004-010
 AYERS JCT RD

Account: 385 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 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Blueberry	2,400.00	67,200.00	100%	67,200	
Total Acres 28.00			Land Total		67,200	
Acpt Land		67,200	Accepted Bldg		0	Total 67,200

Charlotte
 Name: CHICK, WAYNE
 CHICK, DAWN

Valuation Report

02/14/2026

Page 108

Account: 145 Card: 1 of 1

Map/Lot:
 Location:

018-017
 172 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 105	Front-Round Pond	300.00	21,737.06	100%		21,737
50 x 105	Front-Round Pond	300.00	10,868.53	50.0%	Excess Frtg.	5,434
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.36					Land Total	34,371

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
Foundation	Concrete	Basement	Dry 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(Rcnld)
None		None		89%	100%	120%	77,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Two Storv Frame	1994	420	C 110	14.442	Good	89%	100%	120%	15.424
Wood Deck	1994	144	C 110	771	Good	89%	100%	120%	823
Wood Deck	1994	150	C 110	798	Good	89%	100%	120%	852
Frame Shed	1994	64	E 100	536	Poor	60%	100%	120%	386
Outbuilding Total									17,485

Acpt Land

34,400

Accepted Bldg

95,200

Total

129,600

Charlotte
 Name: CHICK, WAYNE
 CHICK, DAWN

Valuation Report

02/14/2026
 Page 109
 018-018
 CHARLOTTE RD

Account: 146 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 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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
100 x 50	Front-Round Pond	300.00	15,000.00	100%	15,000	
Total Acres 0.11			Land Total		15,000	
Acpt Land		15,000	Accepted Bldg		0	Total 15,000

Charlotte
Name: CHURCHILL, ELIZABETH

Valuation Report

02/14/2026

Page 110

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/Pond Septic 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	Front-Pennamaquan Lake	420.00	46,674.83	100%		46,675
294 x 247	Front-Pennamaquan Lake	420.00	137,224.01	50.0%	Excess Frtg.	68,612
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 2.24			Land Total			120,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1979	12 x 60	D 100	14.786	Fair	28%	100%	120%	4.968
A-Roof	1979	720	D 100	1.251	Ava.	74%	100%	120%	1.111
Wood Deck	1979	288	D 100	1.047	Ava.	74%	100%	120%	930
Frame Shed	1979	50	E 100	482	Ava.	74%	100%	120%	428
Wood Deck	1979	120	C 100	605	Ava.	74%	100%	120%	538
Wood Deck	1979	176	D 100	680	Ava.	74%	100%	120%	604
Wood Deck	1979	110	D 100	463	Ava.	74%	100%	120%	412
Outbuilding Total									8,991

Accpt Land 120,700 **Accepted Bldg** 9,000 **Total** 129,700

Charlotte
 Name: CLARK, DONALD
 CLARK, CORALIE

Valuation Report

02/14/2026

Page 111

Account: 235 Card: 1 of 1

Map/Lot:
 Location:

007-043
 1085 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Fr. A-Homesite (Fract)	12,000.00	9,895.45	100%		9,895
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.68			Land Total			17,095

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1969	12 x 60	C 100	17.349	Good	50%	100%	120%	10.409
Concrete Slab	1969	1009	C 100	2.593	Good	80%	100%	120%	2.489
One Storv Frame	1969	289	C 100	6.104	Good	80%	100%	120%	5.860
One Storv Frame	1969	162	C 100	3.421	Ava.	69%	100%	120%	2.832
Open Frame Porch	1969	48	C 100	521	Ava.	69%	100%	120%	431
Frame Garace	1969	440	C 100	8.155	Ava.	69%	100%	120%	6.752
Frame Shed	1969	160	C 100	1.807	Ava.	69%	100%	120%	1.496
Outbuilding Total									30,269
Accpt Land		17,100	Accepted Bldg		30,300	Total			47,400

Charlotte
 Name: CLARK, HERBERT & EILEEN
 MOHOLLAND, JANET C

Valuation Report

02/14/2026

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Account: 44 Card: 1 of 1

Map/Lot:
 Location:

015-40-42+47+40A
 9 ANNAS DR

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront
 Topography Rolling
 Utilities Dug Well Septic System
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.13	Acre-Baslot Behind RR	48,000.00	198,240.00	10.0%	Excess Frtg.	19,824
1.00	Acre-Baslot Behind RR	48,000.00	48,000.00	100%		48,000
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
40.87	Acre-Rear Land 1	480.00	19,617.60	100%		19,618
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 47.00			Land Total			106,642

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1200 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
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			Typical		116,760
1859	0	Typical	Typical	Average					
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %			Value(Rcnld)
None	None			50%	100%	120%			70,056

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1900	880	D 100	6.004	Ava.	50%	100%	120%	3.602	
Stable w/Loft	1900	1189	D 100	12.346	Ava.	50%	100%	120%	7.408	
Frame Shed	1900	361	D 100	2.744	Ava.	50%	100%	120%	1.646	
Frame Shed	1900	384	C 100	3.522	Ava.	50%	100%	120%	2.113	
Frame Shed	1900	720	E 100	3.048	Ava.	50%	100%	120%	1.829	
Frame Shed	1900	144	E 100	842	Ava.	50%	100%	120%	505	
One Storv Frame	1990	140	C 100	2.957	Ava.	80%	100%	120%	2.839	
Open Frame Porch	1985	285	C 100	2.353	Ava.	78%	100%	120%	2.202	
Outbuilding Total									22,144	

Acpt Land 106,600 **Accepted Bldg** 92,200 **Total** 198,800

Charlotte
 Name: CLARK, STEVEN

Valuation Report

02/14/2026

Page 113

Map/Lot:

015-040-2A

Account: 47 Card: 1 of 1

Location:

6 LAKEVIEW RETREAT

Neighborhood 44 LAKEVIEW RETREAT

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2006	144	D 100	1.381	Ava.	89%	100%	120%	1.475
Outbuilding Total									1,475
Accpt Land			0	Accepted Bldg		1,500	Total		1,500

Charlotte
 Name: CLOSE, MICHAEL R
 CLOSE, ELIZABETH A

Valuation Report

02/14/2026

Page 114

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 Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Round Pond	300.00	27,083.21	100%		27,083
215 x 112	Front-Round Pond	300.00	48,267.38	50.0%	Excess Frtg.	24,134
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
					Land Total	58,417

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
Foundation	Piers	Basement	None	Basement	-8,583
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	38,281	

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%	120%	4.405
Open Frame Porch	1990	144	D 110	1.140	Good	73%	100%	120%	998
Frame Garage	1990	280	D 100	4.763	Good	87%	100%	120%	4.973
Frame Shed	1990	128	D 100	1.280	Good	87%	100%	120%	1.337
Wood Deck	1990	32	E 100	126	Good	87%	100%	120%	132
Outbuilding Total									11,845

Acpt Land

58,400

Accepted Bldg

50,100 **Total**

108,500

Charlotte
 Name: CLOSSEY, JUSTIN R
 CLOSSEY, ROBERT WAYNE
 Account: 305 Card: 1 of 1

Valuation Report

02/14/2026
 Page 115
 008-026-1
 864 AYERS JCT RD

Map/Lot:
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 02/21/2025
 Sale Price 215,000
 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.00			Land Total			19,680

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1008 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
Foundation	Concrete	Basement	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. %
None		None		83%	100%	120%
						118,165

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1994	45	B 100	372	Ava.	83%	100%	120%		371
Wood Deck	1994	60	B 100	445	Ava.	83%	100%	120%		443
Outbuilding Total										814

Acpt Land 19,700 **Accepted Bldg** 119,000 **Total** 138,700

Charlotte
 Name: CLOSSEY, JUSTIN R
 CLOSSEY, ROBERT WAYNE
 Account: 306 Card: 1 of 1

Valuation Report

02/14/2026
 Page 116
 008-027
 AYERS JCT RD

Map/Lot:
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 02/21/2025
 Sale Price 0
 Sale Type Land & Buildings
 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
0.40	Acre-Rear Land 1	480.00	192.00	100%		192
Total Acres 0.40			Land Total			192

Acpt Land 200 **Accepted Bldg** 0 **Total** 200

Charlotte
 Name: COLARUSSO, LARRY

Valuation Report

02/14/2026
 Page 117
 008-005
 AYERS JCT RD

Account: 278 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 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
30.00	Acre-Rear Land 1	480.00	14,400.00	100%		14,400
7.00	Acre-Rear Land 1	480.00	3,360.00	30.0%	Topography	1,008
Total Acres 38.00			Land Total			20,808
Accpt Land		20,800	Accepted Bldg		0	Total
						20,800

Valuation Report

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
9.40	Acre-Rear Land 1	480.00	4,512.00	100%		4,512
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 10.40					Land Total	23,712

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
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-1,978
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. %
None		None		40%	95%	120%
						Value(Rcnld)
						25,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1891	396	C 100	3.614	Ava-	40%	95%	120%	1.649
Frame Garaae	1891	800	C 100	13.436	Ava-	40%	95%	120%	6.126
Frame Shed	1891	300	C 100	2.879	Ava-	40%	95%	120%	1.313
Ouonset Garaae	1891	672	C 100	7.661	Ava-	40%	95%	120%	3.493
Frame Shed	2017	288	C 100	2.787		100%	100%	120%	3.344
Outbuilding Total									15,925

Acpt Land

23,700

Accepted Bldg

41,300 **Total**

65,000

Charlotte
Name: COLARUSSO, LARRY

Valuation Report

02/14/2026

Page 119

Account: 287 Card: 1 of 1

Map/Lot:
Location:

008-014
967 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Sale Date 11/03/2018
Sale Price 1,000
Sale Type Land Only
Financing Cash Sale
Verified Buyer
Validity Distressed 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
28.00	Acre-Rear Land 1	480.00	13,440.00	100%		13,440
Total Acres 29.00					Land Total	18,840

Acpt Land	18,800	Accepted Bldg	0	Total	18,800
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Charlotte
 Name: COLE, TIMOTHY

Valuation Report

02/14/2026

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Map/Lot:

012-009

Account: 475 Card: 1 of 1

Location:

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000	
66.00	Acre-Rear Land 3	240.00	15,840.00	100%		15,840	
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000	
Total Acres 167.00					Land Total	63,840	
Accpt Land		63,800	Accepted Bldg		0	Total	63,800

Neighborhood 60 SANDY BEACH LN

Sale Data

Zoning/Use Shorefront
Topography Rolling
Utilities Lake/Pond Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
50 x 200	Front-Pennamaquan Lake	420.00	21,000.00	50.0%		10,500
1.85	Acre-Rear Land 1	480.00	888.00	100%		888
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
0.00	Impr-Lot Improvements	3,600.00	0.00	50.0%	Fract. Share	0
Total Acres 2.54			Land Total			56,988

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1200 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
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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	87,610
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		73%	100% 120%	76,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	256	D 110	1.921	Ava.	73%	100%	120%	1,682
Encl Frame Porch	1975	174	D 100	2.077	Ava.	72%	100%	120%	1,794
Frame Shed	1975	234	D 100	1.946	Ava.	72%	100%	120%	1,681
Frame Shed	1975	160	E 100	904	Ava-	64%	100%	120%	695
2S Frame Garage	1975	768	C 100	15.503	Ava.	72%	100%	120%	13,394
Outbuilding Total									19,246

Acpt Land

57,000

Accepted Bldg

96,000

Total

153,000

Charlotte
 Name: CONNER, ARLENE L

Valuation Report

02/14/2026

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Map/Lot:

005-018

Location:

SMITH RIDGE RD

Account: 357 Card: 1 of 1

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 09/11/2024
 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	
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000	
1.00	Acre-Rear Land 1	480.00	480.00	100%		480	
Total Acres 2.00					Land Total	12,480	
Acpt Land		12,500	Accepted Bldg		0	Total	12,500

Charlotte
 Name: CONNOLLY, JAMES
 CONNOLLY, JEAN

Valuation Report

02/14/2026
 Page 123
 006-001
 NO ROAD

Account: 413 Card: 1 of 1

Map/Lot:
 Location:

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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 2019 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acre-Softwood TG	165.60	1,162.51	100%		1,163
100.00	Acre-Mixed Wood TG	199.20	15,537.60	100%		15,538
50.00	Acre-Hardwood TG	180.00	7,020.00	100%		7,020
10.00	Acre-Wasteland	144.00	1,440.00	100%		1,440
Total Acres 169.00			Land Total			25,161

Accpt Land 25,200 **Accepted Bldg** 0 **Total** 25,200

Charlotte
Name: CONTI, LINDA

Valuation Report

02/14/2026

Page 124

Map/Lot:

020-012

Account: 97 Card: 1 of 1

Location:

57 CARLISLE LN

Neighborhood 23 CARLISLE LN

Sale Data

Zoning/Use Shorefront
Topography Above Street
Utilities Lake/Pond Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Pennamaquan Lake	420.00	29,698.49	100%		29,698
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.23					Land Total	35,098

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
Foundation	Wood Post/Rock	Basement	None	Basement	-4,290
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	20,130	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	120%	14,493

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%	120%		366
Outbuilding Total										366

Acpt Land

35,100

Accepted Bldg

14,900

Total

50,000

Charlotte
Name: COOK, ANGELA D
COOK, JASON
Account: 81

Valuation Report

02/14/2026
Page 125
019-025
13 HILLSIDE LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	76,200	259,900	336,100	76,200	259,900	336,100
2	5,400	31,800	37,200	5,400	31,800	37,200
TOTAL	81,600	291,700	373,300	81,600	291,700	373,300

Charlotte
 Name: COOK, ANGELA D
 COOK, JASON

Valuation Report

02/14/2026

Page 126

Account: 81 Card: 1 of 2

Map/Lot:
 Location:

019-025
 13 HILLSIDE LN

Neighborhood 43 HILLSIDE LN

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Semi-Improved

Sale Data
 Sale Date 08/27/2024
 Sale Price 575,000
 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	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
50 x 200	Front-Pennamaquan Lake	420.00	21,000.00	50.0%	Excess Frtg.	10,500
1.00	Fr. A-Homsite (Fract) - acre	14,400.00	14,400.00	100%		14,400
4.34	Acre-Rear Land 1	480.00	2,083.20	100%		2,083
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 6.03			Land Total			76,183

Dwelling Description

Replacement Cost New

Ranch	One Story	1803 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
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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Good	Typical	181,142
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 120%	199,981

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%	120%	1.253
Wood Deck	2006	144	B 110	940	Good	92%	100%	120%	1.038
Open Frame Porch	2006	40	B 110	616	Good	92%	100%	120%	680
Frame Garaae	2006	1015	B 110	22.264	Good	92%	100%	120%	24.580
2S Frame Garaae	1999	1176	B 110	29.931	Good	90%	100%	120%	32.326
Outbuilding Total									59,877

Acpt Land

76,200

Accepted Bldg

259,900

Total

336,100

Charlotte
 Name: COOK, ANGELA D
 COOK, JASON

Valuation Report

02/14/2026

Page 127

Account: 81 Card: 2 of 2

Map/Lot:
 Location:

019-025
 13 HILLSIDE LN

Neighborhood 43 HILLSIDE LN

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Semi-Improved

Sale Data
 Sale Date 08/27/2024
 Sale Price 575,000
 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	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.00			Land Total			5,400

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
Foundation	Piers	Basement	None	Basement	-6,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 120%	31,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	168	D 100	654	Good	81%	100%	120%	636
Outbuilding Total									636

Accpt Land 5,400 **Accepted Bldg** 31,800 **Total** 37,200

Charlotte
 Name: COOK, BRENDA S

Valuation Report

02/14/2026

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Map/Lot:

001-001

Location:

NO ROAD

Account: 440 Card: 1 of 1

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

Sale Data
 Sale Date 03/28/2025
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 TG CERT PENDING
 Tran/Land/Bldg 6 2 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	Acre-Softwood TG	165.60	258.34	100%		258
11.00	Acre-Mixed Wood TG	199.20	1,709.14	100%		1,709
4.00	Acre-Hardwood TG	180.00	561.60	100%		562
11.00	Acre-Wasteland	144.00	1,584.00	100%		1,584
7.50	Acre-Rear Land 1	480.00	3,600.00	100%		3,600
Total Acres 35.50			Land Total			7,713

Accpt Land 7,700 **Accepted Bldg** 0 **Total** 7,700

Charlotte
Name: COOK, EDGAR G

Valuation Report

02/14/2026

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Map/Lot:

018-004

Account: 132 Card: 1 of 1

Location:

19 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Sale Data

Zoning/Use Shorefront
Topography Level
Utilities
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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
75 x 100	Front-Round Pond	300.00	15,909.90	90.0%	Access 14,319
Total Acres 0.17			Land Total		14,319

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

Foundation	Wood Post/Rock	Basement	None	Basement	-4,224
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	90%	120%	11,192

Acpt Land 14,300 **Accepted Bldg** 11,200 **Total** 25,500

Valuation Report

Account: 77 Card: 1 of 1 Map/Lot: Location:

Neighborhood 22 CAMP DR

Zoning/Use Shorefront
Topography Below Street
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Pennamaquan Lake	420.00	36,373.07	100%		36,373
200 x 150	Front-Pennamaquan Lake	420.00	72,746.14	50.0%	Excess Frtg.	36,373
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
0.10	Acre-Rear Land 1	480.00	48.00	100%		48
Total Acres 1.13			Land Total			79,994

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
Foundation	Piers	Basement	None	Basement	-6,790
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1950	0	Old Type	Typical	Below Average	Typical		35,893
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None			51%	60%	120%	13,180

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1950	108	E 100	704	Poor	30%	100%	120%	253
Wood Deck	1950	204	C 100	941	Ava.	58%	100%	120%	655
Outbuilding Total									908

Acpt Land 80,000 **Accepted Bldg** 14,100 **Total** 94,100

Charlotte
Name: COOK, SUSAN J

Valuation Report

02/14/2026

Page 131

Map/Lot:

015-048

Location:

59 ANNAS DR

Account: 54 Card: 1 of 1

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront
Topography Rolling
Utilities Lake/Pond Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Impr-Lot Improvements	3,600.00	3,600.00 25.00%		900
1.00	Impr-Lot Improvements	3,600.00	3,600.00 100%		3,600
1.50	Acre-Baselot Behind RR	48,000.00	72,000.00 100%		72,000
Total Acres 1.50				Land Total	76,500

Dwelling Description

Replacement Cost New

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
Foundation	Concrete Block	Basement	Dry None	Basement	-3,100
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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Fair	Typical	48,938
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		42%	100%	120%
						Value(Rcnld)
						24,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1950	168	D 100	1.188	Fair	42%	100%	120%	599
One Storv Frame	1950	168	D 100	2.909	Fair	40%	100%	120%	1.397
Frame Shed	1950	120	E 100	750	Fair	40%	100%	120%	360
Open Frame Porch	1950	90	E 100	423	Fair	40%	100%	120%	203
Frame Shed	1950	128	E 100	780	Fair	40%	100%	120%	374
Wood Deck	1950	48	E 100	158	Fair	40%	100%	120%	76
2S Frame Shed	1950	270	D 100	2.504	Fair	40%	100%	120%	1.202
Frame Shed	1950	270	E 100	1.324	Fair	40%	100%	120%	636
Outbuilding Total									4,847

Acpt Land

76,500

Accepted Bldg

29,500

Total

106,000

Charlotte
 Name: COTIER, SCOTT A

Valuation Report

02/14/2026
 Page 132
 011-004
 MT TOM RD

Account: 153 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 48 MT TOM RD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
46.50	Acre-Rear Land 1	480.00	22,320.00	100%		22,320
Total Acres 47.50					Land Total	33,120
Acpt Land		33,100	Accepted Bldg		0	Total
						33,100

Charlotte
Name: CURTIS, DANIEL K

Valuation Report

02/14/2026
Page 133
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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
47.30	Acre-Rear Land 1	480.00	22,704.00	100%		22,704
Total Acres 47.30					Land Total	22,704
	Acpt Land	22,700	Accepted Bldg	0	Total	22,700

Charlotte
Name: CURTIS, RANDALL B

Valuation Report

02/14/2026

Page 134

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
47.00	Acre-Rear Land 1	480.00	22,560.00	100%	22,560	
Total Acres 47.00				Land Total	22,560	
Acpt Land		22,600	Accepted Bldg	0 Total	22,600	

Charlotte
Name: DAMON,LAURENCE SR HEIRS

Valuation Report

02/14/2026

Page 135

Map/Lot:

004-015+016

Account: 391 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data

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

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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
2.90	Acre-Rear Land 1	480.00	1,392.00	100%	1,392
Total Acres 2.90			Land Total		1,392

Acpt Land 1,400 **Accepted Bldg** 0 **Total** 1,400

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

Valuation Report

02/14/2026
Page 136
Map/Lot: 004-014+017
Location: 40 DAMON RIDGE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	114,000	82,800	196,800	114,000	82,800	196,800
2	19,200	40,700	59,900	19,200	40,700	59,900
3	0	127,600	127,600	0	127,600	127,600
TOTAL	133,200	251,100	384,300	133,200	251,100	384,300

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

Valuation Report

02/14/2026

Page 137

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 Well Septic System
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
120.00	Acre-Rear Land 3	240.00	28,800.00	100%		28,800
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
Total Acres 223.00			Land Total			114,000

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
Foundation	Brick &/or Stone	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		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(Rcnld)	
None	None	70%	95%	120%	69,764	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1911	576	D 110	9.155	Good	70%	95%	120%	7.306
Frame Shed	1911	280	D 110	2.458	Good	70%	95%	120%	1.962
Frame Shed	1911	360	D 110	3.012	Good	70%	95%	120%	2.404
Unfinished Attic	1911	576	D 110	1.681	Good	70%	95%	120%	1.342
Outbuilding Total									13,014

Acpt Land 114,000 **Accepted Bldg** 82,800 **Total** 196,800

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

Valuation Report

02/14/2026

Page 138

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 Well Septic System
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

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
Foundation	Concrete Slab	Basement	None	Basement	-6,721
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%	120%	26,723	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garae	1960	576	D 100	8.323	Ava.	Phy	Func	Econ	6.492
Frame Garae	1960	240	D 100	4.281	Ava.	65%	100%	120%	3.340
Two Storr Frame	1960	208	D 100	5.332	Ava.	65%	100%	120%	4.159
Outbuilding Total									13,991

Acpt Land	19,200	Accepted Bldg	40,700	Total	59,900
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Charlotte
 Name: DAMON,LAURENCE SR HEIRS
 C/O MERNA DAMON

Valuation Report

02/14/2026

Page 139

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 Well Septic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 50 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%	120%	61.742
Frame Shed	1980	9472	C 100	73.137	Ava.	75%	100%	120%	65.824
Outbuilding Total								127,566	
Acpt Land			0	Accepted Bldg		127,600	Total		127,600

Charlotte
 Name: DAVENPORT, CAROL ANN

Valuation Report

02/14/2026

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Map/Lot:

008-018

Location:

1 CONE RD

Account: 293 Card: 1 of 1

Neighborhood 28 CONE RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 01/05/2024
 Sale Price 0
 Sale Type Land Only
 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) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1987	560	D 100	8.130	Ava.	79%	100%	120%	7.708
Storage Trailer	1980	1	C 100	2.000	Ava.	75%	100%	120%	1.800
Outbuilding Total									9,508
Acpt Land		19,200	Accepted Bldg		9,500	Total			28,700

Charlotte
 Name: DAVIS, DEIDRA A.
 DAVIS, SHERIDAN S.

Valuation Report

02/14/2026

Page 141

Account: 29 Card: 1 of 1

Map/Lot:
 Location:

015-026&027
 17 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data

Zoning/Use Shorefront
 Topography Rolling
 Utilities Lake/Pond
 Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 80	Front-Round Pond	300.00	18,973.67	100%		18,974
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%		1,800
Total Acres 0.18					Land Total	20,774

Dwelling Description

Replacement Cost New

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
Foundation	Piers	Basement	None	Basement	-6,248
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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Below Average	Typical	27,134	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		57%	100%	120%	18,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	72	D 100	339	Ava-	57%	100%	120%	232
Wood Deck	1960	292	D 100	1.060	Ava-	57%	100%	120%	725
Frame Shed	1960	48	E 100	474	Ava.	64%	100%	120%	364
Outbuilding Total									1,321

Acpt Land

20,800

Accepted Bldg

19,900

Total

40,700

Charlotte
Name: DAVIS, DEIDRA A.

Valuation Report

02/14/2026

Page 142

Map/Lot: 15-027

Account: 30 Card: 1 of 1

Location: 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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
30 x 100	Front-Round Pond	300.00	6,363.96	50.0%		3,182	
Total Acres 0.07				Land Total		3,182	
Acpt Land		3,200	Accepted Bldg		0	Total	3,200

Charlotte
Name: DAY JR, VINCENT E

Valuation Report

02/14/2026

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Map/Lot:

009-008-1

Account: 501 Card: 1 of 1

Location:

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 1st Mortgage
Exemption(s) 50 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
Foundation	Concrete	Basement	None	Basement	-5,335
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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)
2021	0	Typical	Typical	Average	95%	100%	120%			40,618
Functional Obsolescence		Economic Obsolescence								46,304
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	2021	48	C 100	1.246		100%	100%	120%	1.495	
Wood Deck	2021	80	C 100	445		100%	100%	120%	534	
							Outbuilding Total			2,029
Acpt Land			0	Accepted Bldg		48,300	Total		48,300	

Charlotte
 Name: DAY, ERIC
 DAY, AMY

Valuation Report

02/14/2026

Page 144

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 Well Septic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 4 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
39.00	Acre-Rear Land 1	480.00	18,720.00	100%		18,720
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 40.00					Land Total	37,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home	2008	14 x 77	C 100	24.730		62%	100%	120%	18,399
Open Frame Porch	2008	120	C 100	1.078	Ava.	91%	100%	120%	1,177
Wood Deck	2008	236	C 100	1.069	Ava.	91%	100%	120%	1,168
Wood Deck	2008	32	E 100	126	Ava.	91%	100%	120%	138
Frame Shed	2008	80	D 100	979	Ava.	91%	100%	120%	1,069
2S Frame Garage	2008	572	C 100	12.235	Ava.	91%	100%	120%	13,361
Outbuilding Total									35,312

Acpt Land 37,900 **Accepted Bldg** 35,300 **Total** 73,200

Account: 249 Card: 1 of 1

Map/Lot:
Location:

009-008-1
379 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
Topography Above Street
Utilities Drilled Well Septic System
Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
15.00	Acre-Rear Land 1	480.00	7,200.00	100%		7,200
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 16.00			Land Total			26,400

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
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-1,148
Fin. Basement Area	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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2000	Typical	Typical	Average	Typical	71,245
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	120%	40,610	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1910	252	C 100	5.322	Ava.	50%	95%	120%	3.033
Unfinished Attic	1940	323	E 100	742	Ava-	43%	100%	120%	383
2S Frame Shed	1940	504	E 100	2.599	Ava-	43%	100%	120%	1.342
Outbuilding Total									4,758

Acpt Land	26,400	Accepted Bldg	45,400	Total	71,800
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Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 03/15/2025
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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.27	Acre-Rear Land 1	480.00	609.60	100%		610
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.27					Land Total	19,810

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
Foundation	Concrete Block	Basement	Wet 1/2 Bmt	Basement	-1,868
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%	120%	43,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1960	216	D 110	4.115	Ava.	65%	95%	120%	3.050
Wood Deck	1960	144	D 110	632	Ava.	65%	95%	120%	468
Frame Garage	1960	552	D 110	8.837	Ava.	65%	95%	120%	6.548
Basement Entrv	1960	25	D 110	911	Ava.	65%	95%	120%	674
Frame Shed	1960	144	E 100	842	Ava+	71%	100%	120%	718
Frame Shed	1960	288	E 100	1.394	Ava-	55%	100%	120%	920
Outbuilding Total									12,378

Acpt Land

19,800

Accepted Bldg

55,800

Total

75,600

Charlotte
 Name: DAY, VINCENT E JR
 DAY, MORGAN

Valuation Report

02/14/2026
 Page 147
 009-008-002
 371 CHARLOTTE RD

Account: 513 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 03/15/2025
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	100%	Unimproved	6,000	
20.75	Acre-Rear Land 1	480.00	9,960.00	100%	Unimproved	9,960	
Total Acres 21.75			Land Total			15,960	
Acpt Land		16,000	Accepted Bldg		0	Total 16,000	

Charlotte
 Name: DENNIS A NOLIN 2017 REVOCABLE TRUST
 NOLIN, DENNIS A (TRUSTEE)
 Account: 447 Card: 1 of 1

Valuation Report

02/14/2026
 Page 148
 Map/Lot: 003-004
 Location: NO ROAD

Neighborhood 75 NO ROAD

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
14.00	Acre-Rear Land 1	480.00	6,720.00	100%		6,720	
Total Acres 14.00					Land Total	6,720	
Acpt Land		6,700	Accepted Bldg		0	Total	6,700

Charlotte
 Name: DIADONE, ROBERT
 DERESZEWSKI, LISA

Valuation Report

02/14/2026

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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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103.00	Acre-Softwood TG	165.60	13,304.30	100%		13,304
28.00	Acre-Hardwood TG	180.00	3,931.20	100%		3,931
3.00	Acre-Wasteland	144.00	432.00	100%		432
1.00	Acre-Basemat	6,000.00	6,000.00	100%		6,000
4.40	Acre-Rear Land 1	480.00	2,112.00	100%		2,112
2.60	Acre-Blueberry	2,400.00	6,240.00	100%		6,240
1.00	Acre-Class II Roads	1,200.00	1,200.00	100%		1,200
Total Acres 143.00			Land Total			33,219

Dwelling Description				Replacement Cost New		
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
Foundation	Wood Post/Rock	Basement	None	Basement		-3,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Floor/Wall Unit	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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	Obsolete	Obsolete	Average	Typical	13,930
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		64%	45%	120%
						Value(Rcnld)
						4,814

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1957	72	E 100	354	Ava.	122
Frame Shed	1957	144	E 100	842	Ava.	292
1 & 1/2 Storv Fr	2018	1225	B 90	38.630	100%	46.356
1 & 1/2 Storv Fr	2021	864	B 100	30.273	100%	36.328
Open Frame Porch	2021	504	B 100	4.936	100%	5.923
Frame Shed	2021	64	B 100	1.307	100%	1.568
Outbuilding Total						90,589

Acpt Land 33,200 **Accepted Bldg** 95,400 **Total** 128,600

Charlotte
 Name: DINEEN, VINCE

Valuation Report

02/14/2026

Page 150

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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 2007 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
44.00	Acre-Softwood TG	165.60	5,683.39	100%		5,683
115.00	Acre-Mixed Wood TG	199.20	17,868.24	100%		17,868
32.00	Acre-Hardwood TG	180.00	4,492.80	100%		4,493
22.00	Acre-Wasteland	144.00	3,168.00	100%		3,168
2.00	Acre-Class II Roads	1,200.00	2,400.00	100%		2,400
5.00	Acre-Rear Land 1	480.00	2,400.00	100%		2,400
Total Acres 220.00			Land Total			36,012

Accpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

Charlotte
 Name: DINEEN, VINCENT

Valuation Report

02/14/2026

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Map/Lot:

004-028-1

Account: 408 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
30.00	Acre-Rear Land 2	360.00	10,800.00	100%		10,800
Total Acres 80.00					Land Total	34,800

Acpt Land 34,800 **Accepted Bldg** 0 **Total** 34,800

Charlotte
 Name: DINEEN, VINCENT

Valuation Report

02/14/2026

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Map/Lot:

004-032

Location:

NO ROAD

Account: 412 Card: 1 of 1

Neighborhood 75 NO ROAD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
43.00	Acre-Rear Land 2	360.00	15,480.00	100%		15,480
Total Acres 93.00					Land Total	39,480

Acpt Land 39,500 **Accepted Bldg** 0 **Total** 39,500

Charlotte
 Name: DINEEN, VINCENT

Valuation Report

02/14/2026

Page 153

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
90.00	Acre-Softwood TG	165.60	11,625.12	100%		11,625	
480.00	Acre-Mixed Wood TG	199.20	74,580.48	100%		74,580	
348.00	Acre-Hardwood TG	180.00	48,859.20	100%		48,859	
191.00	Acre-Wasteland	144.00	27,504.00	100%		27,504	
2.00	Acre-Class II Roads	1,200.00	2,400.00	100%		2,400	
Total Acres 1,111.00					Land Total	164,968	
Accpt Land		165,000	Accepted Bldg		0	Total	165,000

Charlotte
Name: DONOVAN BRIAN

Valuation Report

02/14/2026

Page 154

Map/Lot:

009-012

Account: 254 Card: 1 of 1

Location:

CHARLOTTE RD

Sale Data

Sale Date 08/12/2016
Sale Price 38,000
Sale Type Land & Buildings
Financing Cash Sale
Verified Buyer
Validity Arms Length Sale

Accpt Land	165,000	Accepted Bldg	0	Total	165,000
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Charlotte
Name: DONOVAN, BRIAN

Valuation Report

02/14/2026

Page 155

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acre-Gravel	12,000.00	72,000.00	100%		72,000	
12.00	Acre-Softwood TG	165.60	1,550.02	100%		1,550	
20.00	Acre-Mixed Wood TG	199.20	3,107.52	100%		3,108	
9.00	Acre-Hardwood TG	180.00	1,263.60	100%		1,264	
1.00	Acre-Class I Roads	2,400.00	2,400.00	100%		2,400	
10.00	Acre-Rear Land 1	480.00	4,800.00	100%		4,800	
29.00	Acre-Wasteland	144.00	4,176.00	100%		4,176	
Total Acres 87.00					Land Total	89,298	
Acpt Land		89,300	Accepted Bldg		0	Total	89,300

Charlotte
Name: DORE, DEVON

Valuation Report

02/14/2026

Page 156

Map/Lot:

008-004

Account: 277 Card: 1 of 1

Location:

108 HALEY RD

Neighborhood 37 HALEY RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Dug Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
24.00	Acre-Rear Land 1	480.00	11,520.00	100%		11,520
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
Total Acres 25.00						Land Total 29,280

Dwelling Description

Replacement Cost New

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	Sheet Metal	Roof	0
Foundation	Piers	Basement	None	Basement	-5,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	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
1993	0	Old Type	Old Type	Average	Typical	32,487
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	120%	32,357	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	264	D 100	1.797	Ava.	83%	100%	120%	1,790
Outbuilding Total									1,790

Acpt Land

29,300

Accepted Bldg

34,100

Total

63,400

Charlotte
Name: DOWNS, TAMMY

Valuation Report

02/14/2026

Page 157

Map/Lot:

005-020-A

Account: 360 Card: 1 of 1

Location:

303 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Dug Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
Total Acres 0.00					Land Total	5,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1978	14 x 56	B 100	21.801	Ava.	40%	100%	120%	10,464
Wood Deck	1978	132	C 100	653	Ava.	74%	100%	120%	580
Frame Shed	1978	96	E 100	658	Ava.	74%	100%	120%	584
Outbuilding Total									11,628

Acpt Land

5,800

Accepted Bldg

11,600

Total

17,400

Valuation Report

Neighborhood 19 BOWEN EXTENSION

Zoning/Use Shorefront
Topography Below Street
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	50.0%		21,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
0.09	Acre-Rear Land 1	480.00	43.20	100%		43
Total Acres 1.01					Land Total	70,243

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1144 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
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%	120%		127,370
Functional Obsolescence								108,519
Economic Obsolescence								

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%	120%	2.188
Frame Garage	1940	304	D 100	5.051	Ava.	52%	100%	120%	3.152
Frame Shed	1935	256	D 100	2.084	Ava.	50%	100%	120%	1.250
Frame Shed	1935	240	E 100	1.210	Ava.	50%	100%	120%	726
Outbuilding Total									7,316

Acpt Land	70,200	Accepted Bldg	115,800	Total	186,000
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Charlotte
 Name: DULLNIG, ROBERT

Valuation Report

02/14/2026

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Map/Lot:

006-013

Account: 429 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
49.00	Acre-Rear Land 1	480.00	23,520.00	100%		23,520
Total Acres 50.00					Land Total	28,920

Acpt Land 28,900 **Accepted Bldg** 0 **Total** 28,900

Charlotte
 Name: DUNBRACK, VERNON

Valuation Report

02/14/2026

Page 160

Map/Lot:

007-028

Location:

SMITH RIDGE RD

Account: 202 Card: 1 of 1

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
0.37	Acre-Baselot	6,000.00	2,220.00	90.0%	Unimproved	1,998
Total Acres 0.37			Land Total			1,998

Acpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Charlotte
 Name: DUNBRACK, VERNON

Valuation Report

02/14/2026

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Map/Lot:

007-029-4

Account: 207 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
Total Acres 2.00			Land Total			5,880

Acpt Land 5,900 **Accepted Bldg** 0 **Total** 5,900

Charlotte
Name: EASTERN MAINE ELECTRIC

Valuation Report

02/14/2026
Page 162

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

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

Land	282,600	Accepted Bldg	0	Total	282,600
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Charlotte
 Name: EDGERLY, LISA
 EDGERLY, RUSSELL

Valuation Report

02/14/2026

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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 Land Schedule 1

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld		
	Year	Units	Grade				Phy	Func	Econ			
14Mobile Home	2004	16 x 72	C 100		26.754				51%	100%	120%	16.373
Outbuilding Total										16,373		
Accpt Land			0	Accepted Bldg		16,400	Total			16,400		

Charlotte
 Name: EDGERLY, LISA
 EDGERLY, RUSSELL

Valuation Report

02/14/2026
 Page 164
 009-008-2
 CHARLOTTE RD

Account: 250 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.53	Acre-Baselot	6,000.00	3,180.00	90.0%	Unimproved	2,862	
Total Acres 0.53					Land Total	2,862	
Acpt Land		2,900	Accepted Bldg	0	Total	2,900	

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic 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	Front-Round Pond	300.00	21,213.20	100%		21,213
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.23			Land Total			28,413

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
Foundation	Piers	Basement	None	Basement	-6,819
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%	120%	33,457	

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%	120%	1,020
Wood Deck	1990	64	C 100	381	Ava.	80%	100%	120%	366
Outbuilding Total									1,386

Acpt Land 28,400 **Accepted Bldg** 34,800 **Total** 63,200

Neighborhood 46 MITCHELL DR

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 1 8
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 1 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 120	Front-Pennamaquan Lake	420.00	32,533.06	100%		32,533
140 x 120	Front-Pennamaquan Lake	420.00	45,546.29	50.0%	Excess Frtg.	22,773
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.67					Land Total	62,506

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
Foundation	Concrete	Basement	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. %
None		None		95%	100%	120%
						Value(Rcnld)
						111,586

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2016	896	A 100	22.266	Good	25.384
Wood Deck	2016	310	A 100	2.048	Good	2.335
Outbuilding Total						27,719

Acpt Land	62,500	Accepted Bldg	139,300	Total	201,800
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Charlotte
 Name: EUROVIA ATLANTIC COAST LLC

Valuation Report

02/14/2026

Page 167

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
14.00	Acre-Softwood TG	165.60	1,808.35	100%		1,808	
11.00	Acre-Mixed Wood TG	199.20	1,709.14	90.0%	Unimproved	1,538	
Total Acres 25.00			Land Total			3,346	
Accpt Land		3,300	Accepted Bldg		0	Total	3,300

Charlotte
Name: EUROVIA ATLANTIC COAST LLC

Valuation Report

02/14/2026
Page 168
009-014
CHARLOTTE RD

Account: 256 Card: 1 of 1

Map/Lot:
Location:

Sale Data	
Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Accpt Land	3,300	Accepted Bldg	0	Total	3,300
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Charlotte
 Name: EUROVIA ATLANTIC COAST LLC.

Valuation Report

02/14/2026

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Map/Lot:

009-014-1

Location:

CHARLOTTE RD

Account: 257 Card: 1 of 1

Neighborhood 26 CHARLOTTE RD

Sale Data	
Sale Date	04/01/2015
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acre-Class II Roads	1,200.00	132.00	90.0%	Unimproved	119
Total Acres 0.11					Land Total	119
Acpt Land		100	Accepted Bldg		0	Total
						100

Charlotte
 Name: EUROVIA ATLANTIC COAST LLC.

Valuation Report

02/14/2026

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Map/Lot:

009-016

Location:

CRUSHED ROCK RD

Account: 259 Card: 1 of 1

Neighborhood 29 CRUSHED ROCK RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
132.00	Acre-Rear Land 1	480.00	63,360.00	100%		63,360	
Total Acres 132.00					Land Total	63,360	
Acpt Land		63,400	Accepted Bldg		0	Total	63,400

Charlotte
 Name: EUROVIA ATLANTIC COAST LLC.

Valuation Report

02/14/2026

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Map/Lot:

009-017

Location:

NO ROAD

Account: 260 Card: 1 of 1

Neighborhood 75 NO ROAD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
7.70	Acre-Rear Land 1	480.00	3,696.00	100%		3,696
Total Acres 7.70					Land Total	3,696

Acpt Land 3,700 **Accepted Bldg** 0 **Total** 3,700

Charlotte
 Name: EUROVIA ATLANTIC COAST LLC.

Valuation Report

02/14/2026

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Account: 458 Card: 1 of 1

Map/Lot:
 Location:

010-006-1
 1042 STATION RD

Neighborhood 67 STATION RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
6.00	Acre-Rear Land 1	480.00	2,880.00	100%		2,880
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 7.00					Land Total	22,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Concrete Slab	2000	320	C 100	822	Ava.	86%	100%	120%	848
Outbuilding Total									848

Accpt Land 22,100 **Accepted Bldg** 800 **Total** 22,900

Charlotte
 Name: EUROVIA ATLANTIC COAST LLC.

Valuation Report

02/14/2026

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Map/Lot:

012-003

Location:

NO ROAD

Account: 469 Card: 1 of 1

Neighborhood 75 NO ROAD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
27.00	Acre-Wasteland	144.00	3,888.00	100%		3,888
Total Acres 27.00					Land Total	3,888
Acpt Land		3,900	Accepted Bldg		0	Total
						3,900

Charlotte
 Name: FARRAR, CATHY
 EHSASI, EHSASI, MOHANNAD
 Account: 14 Card: 1 of 1

Valuation Report

02/14/2026
 Page 174
 015-012
 49 ROUND POND RD

Map/Lot:
 Location:

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront
 Topography Rolling
 Utilities Shared Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Round Pond	300.00	21,213.20	100%		21,213
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
23 x 100	Front-Round Pond	300.00	4,879.03	100%	Excess Frtg.	4,879
Total Acres 0.28					Land Total	33,292

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
Foundation	Wood	Basement	Dry 1/4 Bmt	Basement	-2,837
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. %
None		None		78%	100%	120%
						Value(Rcnld)
						45,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1996	288	C 100	6.083	Ava-	78%	100%	120%	5.694
One Storv Frame	1996	144	C 100	3.041	Ava-	78%	100%	120%	2.846
Wood Deck	1996	102	D 100	437	Ava-	78%	100%	120%	409
Wood Deck	1996	90	C 100	485	Ava-	78%	100%	120%	454
Frame Shed	1996	80	E 100	597	Poor	61%	100%	120%	437
Wood Deck	1996	64	E 100	190	Fair	71%	100%	120%	162
Outbuilding Total									10,002

Acpt Land 33,300 **Accepted Bldg** 55,000 **Total** 88,300

Charlotte
Name: FARRAR, NATHAN

Valuation Report

02/14/2026

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Map/Lot:

007-036-1

Account: 225 Card: 1 of 1

Location:

19 FISHER POUND RD

Neighborhood 34 FISHER POND RD

Sale Data

Zoning/Use Residential
Topography Below Street
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

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

Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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. %
None		None		81%	100%	120%
						Value(Rcnld)
						75,832

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2000	204	C 100	1.727	Ava-	81%	100%	120%	1,679
Encl Frame Porch	2000	100	D 100	1.457	Ava-	80%	100%	120%	1,399
Wood Deck	2000	80	E 100	222	Fair	74%	100%	120%	197
Outbuilding Total									3,275

Acpt Land

19,200

Accepted Bldg

79,100

Total

98,300

Charlotte
 Name: FARRAR, STEPHEN
 FARRAR, PAULA

Valuation Report

02/14/2026
 Page 176
 007-036-5
 CHARLOTTE RD

Account: 510 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000
33.00	Acre-Rear Land 1	480.00	15,840.00	100%		15,840
Total Acres 34.00					Land Total	21,840
Acpt Land		21,800	Accepted Bldg		0	Total
						21,800

Charlotte
 Name: FAULKNER, ROBERT W
 THEBARGE, JOHN D

Valuation Report

02/14/2026

Page 177

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 Well Septic 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	Acre-Baslot	6,000.00	6,000.00 100%		6,000
29.00	Acre-Rear Land 1	480.00	13,920.00 100%		13,920
Total Acres 30.00			Land Total		19,920

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
Foundation	Piers	Basement	None	Basement	-4,211
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		Services		76%	90%	108%	13,511

Accpt Land 19,900 **Accepted Bldg** 13,500 **Total** 33,400

Charlotte
 Name: FEENER, JOSEPH & CATHERINE
 FEENER, RYAN J

Valuation Report

02/14/2026

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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	Front-Suddy Lake	120.00	12,000.00	100%		12,000
300 x 200	Front-Suddy Lake	120.00	36,000.00	50.0%		18,000
8.16	Acre-Rear Land 1	480.00	3,916.80	100%		3,917
Total Acres 10.00					Land Total	33,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	96	E 100	658	Ava.	80%	100%	120%	631
Outbuilding Total									631

Acpt Land 33,900 **Accepted Bldg** 600 **Total** 34,500

Charlotte
 Name: FENDERSON, ALAN
 FENDERSON, VALERIE

Valuation Report

02/14/2026

Page 179

Account: 340 Card: 1 of 1

Map/Lot:
 Location:

013-014
 1186 STATION RD

Neighborhood 67 STATION RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.10	Acre-Rear Land 1	480.00	528.00	100%		528
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.10						Land Total 19,728

Dwelling Description

Replacement Cost New

Ranch	One Story	1056 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
Foundation	Concrete	Basement	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	1993	Typical	Typical	Good	Typical	93,566
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	120%	90,946	

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%	120%	14.401
Unfin Basement	1993	575	B 100	6.503	Good	81%	100%	120%	6.320
Open Frame Porch	1970	144	B 100	1.541	Good	81%	100%	120%	1.498
Wood Deck	1970	80	B 100	543	Good	81%	100%	120%	528
Wood Deck	1970	80	B 100	543	Good	81%	100%	120%	528
Outbuilding Total									23,275

Acpt Land

19,700

Accepted Bldg

114,200 **Total**

133,900

Charlotte
 Name: FENDERSON, VALERIE

Valuation Report

02/14/2026
 Page 180
 019-005
 28 HAWKES LN

Account: 61 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 39 HAWKES LN
 Zoning/Use Shorefront
 Topography Below Street
 Utilities
 Street Semi-Improved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 8 98
 Tree Growth 0 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 228	Front-Pennamaquan Lake	420.00	44,843.72	100%		44,844
154 x 228	Front-Pennamaquan Lake	420.00	69,059.34	50.0%	Excess Frtg.	34,530
Total Acres 1.33					Land Total	79,374

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1940	304	D 100	2.386	Poor	23%	100%	120%	659	
Outbuilding Total									659	
Acpt Land		79,400		Accepted Bldg		700		Total	80,100	

Charlotte
 Name: FENDERSON, VALERIE MCPHEE

Valuation Report

02/14/2026
 Page 181
 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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
26.00	Acre-Rear Land 1	480.00	12,480.00	100%		12,480
Total Acres 27.00					Land Total	23,280
Acpt Land		23,300	Accepted Bldg		0	Total
						23,300

Neighborhood 67 STATION RD

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

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
17.00	Acre-Rear Land 1	480.00	8,160.00	100%		8,160
125.00	Acre-Softwood TG	165.60	16,146.00	100%		16,146
88.00	Acre-Mixed Wood TG	199.20	13,673.09	100%		13,673
62.00	Acre-Hardwood TG	180.00	8,704.80	100%		8,705
50.00	Acre-Wasteland	144.00	7,200.00	100%		7,200
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 343.00			Land Total			73,084

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
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-947
Fin. Basement Area	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. %
None		None		20%	95%	120%
						Value(Rcnld)
						13,387

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%	120%	1.559
Frame Shed	1860	399	D 100	2.982	Poor	20%	100%	120%	715
Frame Garage	1982	672	D 100	9.478	Ava.	76%	100%	120%	8.644
Outbuilding Total									10,918

Acpt Land	73,100	Accepted Bldg	24,300	Total	97,400
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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

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
4.00	Acre-Rear Land 1	480.00	1,920.00	100%		1,920
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.00						Land Total 21,120

Dwelling Description				Replacement Cost New	
Log Home	Two Story	1196 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
Foundation	Concrete Slab	Basement	None	Basement	-11,376
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(Rcnld)
None		Services		73%	95%	114%	65,696

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Frame Garage	1987	768	C 100	12.967	Ava-	Phy 73% Func 95% Econ 114%	10.252
Finished Attic	1987	768	C 100	9.492	Ava-	Phy 73% Func 95% Econ 114%	7.504
Stable w/Loft	1988	2080	C 100	24.340	Ava-	Phy 79% Func 90% Econ 114%	19.729
Open Frame Porch	1987	200	C 100	1.696	Ava-	Phy 73% Func 95% Econ 114%	1.341
Outbuilding Total							38,826

Acpt Land 21,100 **Accepted Bldg** 104,500 **Total** 125,600

Charlotte
 Name: FENNELL, NANCY

Valuation Report

02/14/2026

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Map/Lot:

013-016

Location:

SUDDY LAKE RD

Account: 342 Card: 1 of 1

Neighborhood 68 SUDDY LAKE RD
 Tree Growth 1998
 Zoning/Use Rural
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 2020 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acre-Class II Roads	1,200.00	2,400.00	100%		2,400	
135.00	Acre-Softwood TG	165.60	17,437.68	100%		17,438	
239.00	Acre-Mixed Wood TG	199.20	37,134.86	100%		37,135	
102.00	Acre-Hardwood TG	180.00	14,320.80	100%		14,321	
35.00	Acre-Wasteland	144.00	5,040.00	100%		5,040	
Total Acres 513.00			Land Total			76,334	
Accpt Land		76,300	Accepted Bldg		0	Total	76,300

Valuation Report

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 Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
9.00	Acre-Rear Land 1	480.00	4,320.00	100%		4,320
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 10.00						Land Total 23,520

Dwelling Description				Replacement Cost New		
Ranch	One Story	1762 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
Foundation	Concrete	Basement	Dry 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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Good	Typical	134,976
Functional Obsolescence						Value(Rcnld)
None		None		84%	100%	136,056
Economic Obsolescence						
					120%	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1977	384	B 100	2.026	Good	84%	100%	120%	2.042
Wood Deck	1977	196	B 100	1.109	Good	84%	100%	120%	1.118
One Storv Frame	1977	196	B 100	5.051	Good	84%	100%	120%	5.092
Open Frame Porch	1977	168	B 100	1.768	Good	84%	100%	120%	1.782
Frame Garae	1977	624	B 100	13.242	Good	84%	100%	120%	13.348
Frame Shed	1977	192	D 100	1.683	Ava.	73%	100%	120%	1.475
Frame Garae	1977	1152	C 100	18.600	Ava.	73%	100%	120%	16.294
Swimming Pool	1977	420	C 100	6.300	Ava.	73%	100%	120%	5.519
Patio	1977	380	C 100	1.645	Ava.	73%	100%	120%	1.441
Outbuilding Total									48,111

Acpt Land 23,500 **Accepted Bldg** 184,200 **Total** 207,700

Charlotte
Name: FERRY, ROBERT

Valuation Report

02/14/2026

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Map/Lot:

006-005-1

Account: 418 Card: 1 of 1

Location:

ARTHUR DAMON RD

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

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baslot	6,000.00	6,000.00	100%		6,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
1.00	Acre-Rear Land 2	360.00	360.00	100%		360
4.00	Acre-Blueberry	2,400.00	9,600.00	100%		9,600
Total Acres 56.00						Land Total 39,960

Dwelling Description				Replacement Cost New	
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
Foundation	Piers	Basement	None	Basement	-3,156
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

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
2003	0	Obsolete	Obsolete	Average	Typical			12,519
Functional Obsolescence	Economic Obsolescence	Services	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None			88%	90%	108%	10,708		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2003	224	E 100	510	Ava.	88%	90%	108%	436
Frame Shed	2003	60	E 100	520	Ava.	88%	90%	108%	445
Outbuilding Total									881

Acpt Land 40,000 **Accepted Bldg** 11,600 **Total** 51,600

Charlotte
 Name: FITZSIMMONS, LINDA L
 FITZSIMMONS, ROBERT D
 Account: 92 Card: 1 of 1

Valuation Report

02/14/2026
 Page 187
 020-008
 35 CARLISLE LN

Map/Lot:
 Location:

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 289	Front-Pennamaquan Lake	420.00	50,487.42	100%		50,487
93 x 289	Front-Pennamaquan Lake	420.00	46,953.30	50.0%		23,477
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
0.22	Acre-Rear Land 1	480.00	105.60	100%		106
Total Acres 1.50						Land Total 81,270

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
Foundation	Concrete	Basement	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Good	Typical	83,917	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		83%	90%	120%	75,223

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%	120%	8.315
Unfin Basement	1975	360	B 100	5.298	Good	83%	90%	120%	4.748
One Storv Frame	1975	360	B 100	9.276	Good	83%	90%	120%	8.315
Open Frame Porch	1975	288	B 100	2.899	Good	83%	90%	120%	2.598
Encl Frame Porch	1975	120	B 100	2.417	Good	83%	90%	120%	2.166
Wood Deck	1975	64	B 100	465	Good	83%	90%	120%	416
Wood Deck	1975	95	B 100	616	Good	83%	90%	120%	552
Storage Trailer	1975	1	B 100	2.440	Good	83%	90%	120%	2.186
Outbuilding Total									29,296

Acpt Land

81,300

Accepted Bldg

104,500 **Total**

185,800

Charlotte
 Name: FLANNERY, LAURA L.

Valuation Report

02/14/2026

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Map/Lot:

004-012

Location:

AYERS JCT RD

Account: 389 Card: 1 of 1

Neighborhood 16 AYERS JCT RD

Sale Data	
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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
70.00	Acre-Blueberry	2,400.00	168,000.00	100%		168,000	
42.00	Acre-Rear Land 1	480.00	20,160.00	100%		20,160	
Total Acres 112.00					Land Total	188,160	
Acpt Land		188,200	Accepted Bldg		0	Total	188,200

Charlotte
 Name: FLUKE, RAYMOND
 CASE, JANET M

Valuation Report

02/14/2026

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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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.10	Acre-Rear Land 1	480.00	48.00	100%		48
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.10					Land Total	19,248

Dwelling Description				Replacement Cost New	
Ranch	One Story	1680 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
Foundation	Concrete	Basement	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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Good	Typical	133,460
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	120%
						129,723

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%	120%	2.525
Open Frame Porch	1970	384	B 100	3.804	Good	81%	100%	120%	3.697
Frame Garage	1970	560	B 100	12.096	Good	81%	100%	120%	11.758
Ouonset Shed	1970	680	C 100	5.790	Ava.	69%	100%	120%	4.794
Outbuilding Total									22,774

Acpt Land 19,200 **Accepted Bldg** 152,500 **Total** 171,700

Charlotte
 Name: FLUKE, RAYMOND
 CASE, JANET M

Valuation Report

02/14/2026

Page 190

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acre-Rear Land 1	480.00	1,680.00	100%		1,680
Total Acres 3.50					Land Total	1,680
Acpt Land		1,700	Accepted Bldg		0	Total
						1,700

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
15.00	Acre-Rear Land 1	480.00	7,200.00	100%		7,200
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 16.00					Land Total	26,400

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
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%	120%	57,362	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1960	204	C 100	4.308	Ava.	3.360
Unfin Basement	1960	204	C 100	3.627	Ava.	2.830
Open Frame Porch	1960	152	C 100	1.325	Ava.	1.033
Wood Deck	1960	372	C 100	1.613	Ava.	1.258
Stable w/Loft	1960	625	D 100	7.527	Ava.	5.780
Frame Shed	1960	350	D 100	2.675	Ava.	2.054
Frame Shed	1960	150	D 100	1.419	Ava.	1.090
Outbuilding Total						17,405

Acpt Land	26,400	Accepted Bldg	74,800	Total	101,200
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Charlotte
 Name: FRANKLAND, BOYD

Valuation Report

02/14/2026

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Map/Lot:

015-001-1

Account: 3 Card: 1 of 1

Location:

ROUND POND LN

Neighborhood 58 ROUND POND LN

Zoning/Use Shorefront
 Topography Below Street
 Utilities
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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 100	Front-Round Pond	300.00	21,213.20	90.0%	Unimproved	19,092	
Total Acres 0.23					Land Total	19,092	
Acpt Land		19,100	Accepted Bldg		0	Total	
						19,100	

Charlotte
 Name: FRANKLAND, BOYD
 FRANKLAND, PAULA

Valuation Report

02/14/2026

Page 193

Account: 7 Card: 1 of 1

Map/Lot:
 Location:

015-005
 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50 x 100	Front-Round Pond	300.00	10,606.60	50.0%	Unimproved	5,303	
Total Acres 0.11					Land Total	5,303	
Acpt Land		5,300	Accepted Bldg		0	Total	
						5,300	

Charlotte
 Name: FRANKLAND, BOYD

Valuation Report

02/14/2026

Page 194

Map/Lot:

015-006

Location:

59 ROUND POND RD

Account: 8 Card: 1 of 1

Neighborhood 58 ROUND POND LN

Sale Data

Zoning/Use Shorefront
 Topography Below Street
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Round Pond	300.00	21,213.20	90.0%	Unimproved	19,092
100 x 100	Front-Round Pond	300.00	21,213.20	50.0%	Excess Frtg.	10,607
Total Acres 0.46					Land Total	29,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2000	128	D 100	522	Ava-	80%	100%	120%	502
Outbuilding Total									502

Acpt Land

29,700

Accepted Bldg

500 **Total**

30,200

Charlotte
 Name: FRANKLAND, BOYD

Valuation Report

02/14/2026

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Map/Lot:

015-007

Location:

ROUND POND LN

Account: 9 Card: 1 of 1

Neighborhood 58 ROUND POND LN

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50 x 100	Front-Round Pond	300.00	10,606.60	50.0%	Size/Shape	5,303	
Total Acres 0.11					Land Total	5,303	
Acpt Land		5,300	Accepted Bldg		0	Total	5,300

Charlotte
 Name: FRANKLAND, BOYD H
 FRANKLAND, PAULA S

Valuation Report

02/14/2026
 Page 196
 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 Well Septic 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Round Pond	300.00	30,000.00	100%		30,000
102 x 200	Front-Round Pond	300.00	30,600.00	50.0%		15,300
4.54	Acre-Rear Land 1	480.00	2,179.20	100%		2,179
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.47						Land Total 54,679

Dwelling Description				Replacement Cost New	
Ranch	One Story	1232 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
Foundation	Concrete	Basement	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

Dwelling Condition					Layout		Total	
Built 1996	Renovated 2001	Kitchens Typical	Baths Typical	Condition Good	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				89%	100%	120%		105,816

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1996	224	B 100	5.772	Good	89%	100%	120%	6.164
Wood Deck	1996	192	B 100	1.089	Good	89%	100%	120%	1.163
Wood Deck	1996	64	B 100	465	Good	89%	100%	120%	497
Frame Garage	1996	1120	B 100	22.119	Good	89%	100%	120%	23.623
Frame Garage	1996	480	C 100	8.742	Good	89%	100%	120%	9.336
Frame Shed	1996	128	E 100	780	Ava.	84%	100%	120%	786
Frame Shed	1996	78	E 100	589	Poor	61%	100%	120%	431
Frame Shed	1996	192	E 100	1.026	Poor	61%	100%	120%	751
Outbuilding Total									42,751

Acpt Land 54,700 **Accepted Bldg** 148,600 **Total** 203,300

Charlotte
Name: FRASER,SHEILA R TRUST

Valuation Report

02/14/2026

Page 197

FRASER,SHEILA R & ROBERT R TRUSTEES

Map/Lot:

020-006

Account: 90 Card: 1 of 1

Location:

27 CARLISLE LN

Neighborhood 23 CARLISLE LN

Sale Data

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Pennamaquan Lake	420.00	29,698.49	100%		29,698
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.23					Land Total	35,098

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

Foundation	Piers	Basement	None	Basement	-6,765
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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	34,104
Functional Obsolescence						Value(Rcnld)
None		None		81%	100%	33,149

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1967	243	D 100	1.663	Good	81%	100%	120%	1.616
Wood Deck	1967	240	D 100	890	Good	81%	100%	120%	865
Frame Shed	1967	336	D 100	2.587	Good	81%	100%	120%	2.514
Wood Deck	1967	126	D 100	516	Good	81%	100%	120%	502
Frame Shed	1967	32	D 100	677	Good	81%	100%	120%	658
Wood Deck	1967	120	C 100	605	Ava.	67%	100%	120%	486
Wood Deck	1967	64	E 100	190	Ava.	67%	100%	120%	152
Outbuilding Total									6,793

Acpt Land

35,100

Accepted Bldg

39,900

Total

75,000

Charlotte
 Name: FRASER,SHEILA R TRUST

Valuation Report

02/14/2026

FRASER,SHEILA R & ROBERT R TRUSTEES
 Account: 91 Card: 1 of 1

Map/Lot:
 Location:

Page 198
 020-007
 27 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
88 x 289	Front-Pennamaquan Lake	420.00	44,428.93	100%		44,429
0.43	Fr. A-Homsite (Fract) - acre	14,400.00	9,442.72	100%		9,443
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.01					Land Total	61,072

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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	72,082	

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%	120%	2.106
Frame Shed	2007	120	D 100	1.230	Ava.	90%	100%	120%	1.328
Frame Shed	2007	60	D 100	854	Ava.	90%	100%	120%	923
Outbuilding Total									4,357

Acpt Land	61,100	Accepted Bldg	76,400	Total	137,500
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Charlotte
 Name: FROST, ERIN
 FROST, DAVID

Valuation Report

02/14/2026

Page 199

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 Well Septic System
 Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Fr. A-Homesite (Fract)	12,000.00	9,295.16	100%		9,295
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.60			Land Total			16,495

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
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	6,317
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2010	Typical	Typical	Good	Typical	83,633
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	120%	70,252	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	120	C 100	1.078	Good	70%	100%	120%	906
Wood Deck	1930	109	C 100	561	Good	70%	100%	120%	472
Frame Garage	2010	660	B 100	13.886	Ava.	92%	85%	120%	13,031
Frame Shed	2010	220	C 100	2.266	Ava.	92%	60%	120%	1,501
Outbuilding Total									15,910

Acpt Land 16,500 **Accepted Bldg** 86,200 **Total** 102,700

Charlotte
 Name: FROST, ERIN
 FROST, DAVID

Valuation Report

02/14/2026

Page 200

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
 Exemption(s) 50 1st Mortgage
 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Fr. A-Homesite (Fract)	12,000.00	10,733.12	100%		10,733
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.80			Land Total			17,933

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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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	105,495
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	100%	100%	120%	126,593	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2020	270	A 100	1.808		2,170
Wood Deck	2020	56	A 100	524		629
Encl Frame Porch	2020	48	A 100	1.869		2,243
Outbuilding Total						5,042

Acpt Land	17,900	Accepted Bldg	131,600	Total	149,500
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Charlotte
 Name: FULTON, ELIZABETH E
 FULTON, DAVID K

Valuation Report

02/14/2026
 Page 201
 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	Front-Round Pond	300.00	27,248.86	90.0%	Unimproved	24,524	
Total Acres 0.38					Land Total	24,524	
Acpt Land		24,500	Accepted Bldg		0	Total	24,500

Charlotte
Name: FURLONG, BRIAN

Valuation Report

02/14/2026

Page 202

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 Well Septic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 98
Tree Growth 2031 1st Mortgage
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
46.00	Acre-Softwood TG	165.60	5,941.73	100%		5,942
121.00	Acre-Mixed Wood TG	199.20	18,800.50	100%		18,801
31.00	Acre-Wasteland	144.00	4,464.00	100%		4,464
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
40.00	Acre-Rear Land 1	480.00	19,200.00	100%		19,200
Total Acres 239.00			Land Total			67,607

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%	120%	29,348
2S Frame Shed	1920	1144	C 100	11.060	Ava.	50%	100%	120%	6,636
Frame Shed	2006	128	D 100	1.280	Ava.	89%	100%	120%	1,367
Frame Shed	2000	153	D 100	1.437	Ava.	86%	100%	120%	1,483
Concrete Slab	2006	1800	B 100	5.644	Ava.	89%	100%	120%	6,028
Unfin Basement	1920	1144	D 100	6.512	Ava.	50%	100%	120%	3,907
Outbuilding Total									48,769
Acpt Land		67,600	Accepted Bldg		48,800	Total			116,400

Neighborhood 30 DAMON RIDGE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 1 13

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
46.00	Acre-Rear Land 2	360.00	16,560.00	100%		16,560
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
1.00	Acre-Mobile Home Site	5,400.00	5,400.00	100%		5,400
Total Acres 98.00			Land Total			63,720

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
Foundation	Piers	Basement	Dry None	Basement		-4,146
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall Unit	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%	120%	47,232	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1983	720	C 100	15.206	Ava.	76%	100%	120%	13.868
Unfin Basement	1983	720	C 100	5.996	Ava.	76%	100%	120%	5.468
Frame Shed	1983	80	E 100	597	Ava.	76%	100%	120%	545
Frame Garage	1983	320	E 100	3.197	Ava.	76%	100%	120%	2.916
Frame Shed	1983	128	E 100	780	Poor	52%	100%	120%	487
Frame Shed	1983	1656	E 100	6.633	Ava.	76%	75%	120%	4.537
Frame Shed	1983	1156	D 100	7.738	Ava.	76%	100%	120%	7.057
Outbuilding Total									34,878

Acpt Land	63,700	Accepted Bldg	82,100	Total	145,800
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Charlotte
 Name: FURLONG, DUANE

Valuation Report

02/14/2026

Page 204

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	14 x 56	D 100	16.351	Poor	20%	100%	120%	3.924
Storagee Trailer	1980	1	D 100	1.640	Ava-	68%	100%	120%	1.338
Septic Svstem	1980	1	C 100	3.000	Ava.	75%	100%	120%	2.700
Outbuilding Total									7,962
Accpt Land			0	Accepted Bldg		8,000	Total		8,000

Charlotte
Name: FURLONG, DUANE

Valuation Report

02/14/2026

Page 205

Map/Lot:

004-030

Account: 410 Card: 1 of 1

Location:

144 DAMON RIDGE RD

Sale Data

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Accpt Land

0 **Accepted Bldg**

8,000 **Total**

8,000

Charlotte
Name: FURLONG, LYLE

Valuation Report

02/14/2026

Page 206

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acre-Rear Land 1	480.00	2,400.00	100%	Access	2,400	
Total Acres 5.00					Land Total	2,400	
Acpt Land		2,400	Accepted Bldg	0	Total	2,400	

Charlotte
 Name: FURLONG, LYLE

Valuation Report

02/14/2026

Page 207

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 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
Foundation	Concrete	Basement	Dry None	Basement	-9,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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	50.00%				

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	Typical	Typical	Below Average	Typical	44,916
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	60%	120%
Accpt Land		0	Accepted Bldg	29,100	Total	29,100

Value(Rcnd)
 29,105

Charlotte
 Name: GADDIS, JOHN F
 GADDIS, JOHN W

Valuation Report

02/14/2026
 Page 208
 004-004
 AYERS JCT RD

Account: 377 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 12/11/2018
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
13.00	Acre-Rear Land 1	480.00	6,240.00	100%		6,240	
Total Acres 14.00					Land Total	11,640	
Acpt Land		11,600	Accepted Bldg		0	Total	11,600

Charlotte
 Name: GARRIOTT, JERALD W

Valuation Report

02/14/2026

Page 209

Map/Lot:

008-003

Account: 276 Card: 1 of 1

Location:

NO ROAD

Neighborhood 75 NO ROAD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
45.00	Acre-Rear Land 2	360.00	16,200.00	100%		16,200
Total Acres 95.00					Land Total	40,200

Acpt Land 40,200 **Accepted Bldg** 0 **Total** 40,200

Charlotte
 Name: GERIBO, DEAN C.
 GERIBO, ASHLEY E.

Valuation Report

02/14/2026
 Page 210
 019-004
 23 CEDAR LN

Account: 60 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 25 CEDAR LN

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 274	Front-Pennamaquan Lake	420.00	49,159.74	100%		49,160
154 x 274	Front-Pennamaquan Lake	420.00	75,706.00	50.0%	Excess Frtg.	37,853
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.60						Land Total 94,213

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1024 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
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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	120%
						176,454

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2002	320	B 110	1.885	Good	2.058
Open Frame Porch	2002	280	B 110	3.105	Good	3.391
2S Frame Garaae	2002	624	B 110	17.582	Good	19.200
Frame Shed	2002	240	B 100	2.951	Good	3.222
Frame Shed	2002	70	C 100	1.117	Ava.	1.166
Outbuilding Total						29,037

Acpt Land 94,200 **Accepted Bldg** 205,500 **Total** 299,700

Charlotte
 Name: GILLESPIE, GARY
 GILLESPIE, DARLENE

Valuation Report

02/14/2026

Page 211

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 Well Septic System
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Acre-Rear Land 1	480.00	960.00	100%		960
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.00			Land Total			20,160

Dwelling Description				Replacement Cost New		
Ranch	One Story	1400 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
Foundation	Concrete	Basement	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		1,922
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Good	Typical	113,687
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	120%	121,418	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1995	288	B 100	1.558	Good	89%	100%	120%		1.664
Basement Entrv	1995	30	B 100	1.296	Good	89%	100%	120%		1.384
Outbuilding Total										3,048

Acpt Land 20,200 **Accepted Bldg** 124,500 **Total** 144,700

Charlotte
 Name: GORENA, DAVID
 GORENA, DENISE

Valuation Report

02/14/2026

Page 212

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 Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
19.00	Acre-Rear Land 1	480.00	9,120.00	100%		9,120
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 20.00					Land Total	28,320

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
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,445
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1995	Typical	Typical	Good	Typical	Value(Rcnld)
None		None		73%	100%	80,015
					120%	

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%	120%	193
1 & 1/2 Storv Fr	1960	168	C 100	4.825	Good	73%	100%	120%	4.226
2S Frame Shed	1960	336	C 100	3.659	Good	73%	100%	120%	3.205
Stable w/Loft	1960	600	C 100	8.919	Good	73%	100%	120%	7.813
Frame Shed	1960	120	C 100	1.500	Good	73%	100%	120%	1.314
Frame Shed	1960	320	C 100	3.032	Good	73%	100%	120%	2.656
Outbuilding Total									19,407

Acpt Land

28,300

Accepted Bldg

99,400 **Total**

127,700

Charlotte
Name: GORWOOD, SANDRA

Valuation Report

02/14/2026

Page 213

Map/Lot:

007-035-1

Account: 215 Card: 1 of 1

Location:

1088 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Level
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.00					Land Total	19,680

Dwelling Description

Replacement Cost New

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
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-967
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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Good	Typical	58,771
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	95%	120%	46,900	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1920	928	C 100	7.689	Ava.	50%	100%	120%	4.613
Unfinished Attic	1920	288	C 100	1.432	Ava.	50%	100%	120%	859
One Storv Frame	1920	402	C 100	8.490	Good	70%	95%	120%	6.775
Encl Frame Porch	1920	240	C 100	3.208	Good	70%	95%	120%	2.561
Outbuilding Total									14,808

Acpt Land

19,700

Accepted Bldg

61,700

Total

81,400

Charlotte
 Name: GOWER, JAMEY L
 GOWER, JESSICA E

Valuation Report

02/14/2026

Page 214

Account: 5 Card: 1 of 1

Map/Lot:
 Location:

015-002+003
 63 ROUND POND LN

Neighborhood 58 ROUND POND LN

Sale Data
 Sale Date 10/25/2017
 Sale Price 57,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well 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	Front-Round Pond	300.00	21,213.20	100%		21,213
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
100 x 50	Front-Round Pond	300.00	15,000.00	50.0%	Size/Shape	7,500
Total Acres 0.34					Land Total	32,313

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1990	768	C 100	6.464	Ava.	80%	100%	120%	6.205
Wood Deck	1990	192	C 100	893	Ava.	80%	100%	120%	857
Outbuilding Total									7,062

Acpt Land 32,300 **Accepted Bldg** 7,100 **Total** 39,400

Charlotte

Valuation Report

02/14/2026

Name: GOWER, JAMEY L

Page 215

GOWER, JESSICA E

Map/Lot:

015-002+003

Account: 5 Card: 1 of 1

Location:

63 ROUND POND LN



Charlotte
 Name: GOWER, JAMEY L
 GOWER, JESSICA E

Valuation Report

02/14/2026

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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

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic System
 Street Gravel

Sale Date 10/29/2013
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1
 Reference 2 FINISHED?
 Tran/Land/Bldg 7 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	Front-Round Pond	300.00	21,213.20	100%		21,213
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.23					Land Total	28,413

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1056 Sqft	Grade B 100	Base	117,392
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-12,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,696
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-5,490
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,899
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	Modern	Modern	Average	Typical	84,264	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	75%	120%	72,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2000	468	C 100	9.884	Ava.	86%	100%	120%	10,200
Plumbina Fixture	2000	2	C 100	2.000	Ava.	86%	100%	120%	2,064
Frame Shed	2001	208	E 100	1.087	Poor	65%	100%	120%	848
Outbuilding Total									13,112

Acpt Land

28,400

Accepted Bldg

85,200 **Total**

113,600

Charlotte
Name: GOWER, JAMEY L
GOWER, JESSICA E

Valuation Report

02/14/2026

Page 217

Map/Lot:

015-004

Account: 6 Card: 1 of 1

Location:

61 ROUND POND LN



Charlotte
 Name: GOWER, JAMEY L
 GOWER, JESSICA E

Valuation Report

02/14/2026
 Page 218
 015-035
 CHARLOTTE RD

Account: 37 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
23.10	Acre-Rear Land 2	360.00	8,316.00	100%		8,316	
Total Acres 73.10					Land Total	32,316	
Acpt Land		32,300	Accepted Bldg		0	Total	32,300

Charlotte
 Name: GOWER, JAMEY L
 GOWER, JESSICA E

Valuation Report

02/14/2026

Page 219

Account: 38 Card: 1 of 1

Map/Lot:
 Location:

015-035-1
 83 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Residential Commercial
 Topography Above Street
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.20	Acre-Rear Land 1	480.00	1,056.00	100%		1,056
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.20						Land Total 20,256

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1064 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
Foundation	Concrete	Basement	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%	120%	140,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2002	112	B 100	2.885	Good	91%	100%	120%	3.150
Unfin Basement	2002	112	B 100	3.910	Good	91%	100%	120%	4.270
Commercial Garaae	1999	1500	B 100	30.262	Good	90%	100%	120%	32.683
Commercial Garaae	2004	1800	B 100	35.631	Good	91%	100%	120%	38.909
Frame Garaae	2004	168	B 100	5.081	Good	91%	100%	120%	5.549
Outbuilding Total									84,561

Acpt Land

20,300

Accepted Bldg

224,700

Total

245,000

Charlotte
 Name: GOWER, JAMEY L
 GOWER, JESSICA E

Valuation Report

02/14/2026
 Page 220
 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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.77	Acre-Rear Land 1	480.00	3,729.60	100%		3,730
Total Acres 7.77				Land Total		3,730
Acpt Land		3,700	Accepted Bldg		0	Total
						3,700

Charlotte
 Name: GOWER, JAMEY L
 GOWER, JESSICA E

Valuation Report

02/14/2026
 Page 221
 007-035-7
 AYERS JCT RD

Account: 480 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 AYERS JCT RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
25.00	Acre-Rear Land 1	480.00	12,000.00	100%		12,000
Total Acres 26.00					Land Total	17,400
Acpt Land		17,400	Accepted Bldg		0	Total
						17,400

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
Topography Above Street
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
11.10	Acre-Rear Land 1	480.00	5,328.00	100%		5,328
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 12.10						Land Total 24,528

Dwelling Description				Replacement Cost New		
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
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

Dwelling Condition						
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%	120%	107,646	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2005	120	B 100	3.091	Good	92%	100%	120%	3.413
Unfin Basement	2005	120	B 100	3.955	Good	92%	100%	120%	4.367
Wood Deck	2005	126	B 100	767	Good	92%	100%	120%	847
One Storv Frame	2005	240	D 100	4.157	Ava.	89%	100%	120%	4.440
Frame Shed	2006	70	E 100	558	Ava.	89%	100%	120%	596
Stable w/Loft	1985	768	C 110	9.154		78%	100%	120%	10.985
Outbuilding Total									24,648

Acpt Land 24,500 **Accepted Bldg** 132,300 **Total** 156,800

Charlotte
Name: GOWER, ZACHARY B

Valuation Report

02/14/2026

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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

1st Mortgage

Exemption(s)

Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
17.00	Acre-Rear Land 1	480.00	8,160.00	100%		8,160	
Total Acres 18.00					Land Total	13,560	
Accpt Land		13,600	Accepted Bldg		0	Total	13,600

Charlotte
 Name: GRAY III, DAVID D
 CHEKROUN-GRAY, PENINA
 Account: 288 Card: 1 of 1

Valuation Report

02/14/2026
 Page 224
 008-015
 968 AYERS JCT RD

Map/Lot:
 Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
 Topography Above Street
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
14.00	Acre-Rear Land 2	360.00	5,040.00	100%		5,040	
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200	
Total Acres 65.00					Land Total	48,240	
Acpt Land		48,200	Accepted Bldg		0	Total	48,200

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic 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 0 1 8
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 217	Front-Moosehorn	180.00	18,749.40	100%		18,749
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.50					Land Total	25,949

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
Foundation	Wood Post/Rock	Basement	None	Basement	-6,494
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% 120%	22,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1950	72	D 100	339	Ava.	60%	100%	120%	244
Open Frame Porch	1950	200	D 100	1.391	Ava.	60%	100%	120%	1.002
Wood Deck	1950	80	D 100	365	Ava.	60%	100%	120%	263
Frame Garage	2006	840	C 100	14.023	Ava.	89%	100%	120%	14,976
Frame Shed	1950	64	D 100	878	Ava.	60%	100%	120%	632
Outbuilding Total									17,117

Acpt Land

25,900

Accepted Bldg

39,300 **Total**

65,200

Charlotte
 Name: GREENHALGH, MICHAEL

Valuation Report

02/14/2026

Page 226

Map/Lot:

007-029-5

Account: 208 Card: 1 of 1

Location:

SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
Total Acres 2.00			Land Total			5,880

Acpt Land 5,900 **Accepted Bldg** 0 **Total** 5,900

Charlotte
 Name: GUPTILL, LYLE

Valuation Report

02/14/2026

Page 227

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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 2019 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
115.00	Acre-Softwood TG	165.60	14,854.32	100%		14,854	
4.00	Acre-Mixed Wood TG	199.20	621.50	100%		622	
5.00	Acre-Hardwood TG	180.00	702.00	100%		702	
35.00	Acre-Wasteland	144.00	5,040.00	100%		5,040	
1.00	Acre-Class II Roads	1,200.00	1,200.00	100%		1,200	
Total Acres 160.00			Land Total			22,418	
Accpt Land		22,400	Accepted Bldg		0	Total	22,400

Charlotte
Name: HALL, MELVIN L

Valuation Report

02/14/2026

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Account: 143 Card: 1 of 1

Map/Lot:
Location:

018-015
176 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Shorefront
Topography Below Street
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 140	Front-Round Pond	300.00	25,099.80	100%		25,100
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.32					Land Total	32,300

Dwelling Description

Replacement Cost New

Conventional	Two Story	1008 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
Foundation	Concrete	Basement	Dry 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% 120%	125,484

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1985	120	B 100	2.417	Ava.	79%	100%	120%	2,291
Encl Frame Porch	1985	324	B 100	4.961	Ava.	79%	100%	120%	4,703
Wood Deck	1985	528	B 100	2.729	Ava.	79%	100%	120%	2,587
Wood Deck	1985	72	B 100	504	Ava.	79%	100%	120%	478
Wood Deck	1985	24	B 100	270	Ava.	79%	100%	120%	256
Frame Shed	1985	79	D 100	973	Ava.	78%	100%	120%	911
Outbuilding Total									11,226

Acpt Land 32,300 **Accepted Bldg** 136,700 **Total** 169,000

Charlotte
Name: HALL, WALLACE A

Valuation Report

02/14/2026

Page 229

Account: 402 Card: 1 of 1

Map/Lot:
Location:

004-025-1
HAYWOOD RD

Neighborhood 40 HAYWOOD RD

Sale Data
Sale Date 06/06/2024
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
40.00	Acre-Blueberry	2,400.00	96,000.00	100%		96,000
9.00	Acre-Rear Land 1	480.00	4,320.00	100%		4,320
Total Acres 50.00			Land Total			112,320

Outbuildings/Additions/Improvements							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%	120%	29,506	
Outbuilding Total									29,506	
Acpt Land		112,300	Accepted Bldg		29,500	Total		141,800		

Charlotte
 Name: HALLOWELL, KEITH H
 HALLOWELL, KAREN A
 Account: 74 Card: 1 of 1

Valuation Report

02/14/2026
 Page 230
 Map/Lot: 019-016
 Location: 12 SHORE LN

Neighborhood 65 SHORE LN

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
200 x 200	Front-Pennamaquan Lake	420.00	84,000.00	50.0%	Excess Frtg.	42,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
0.31	Acre-Rear Land 1	480.00	148.80	100%		149
Total Acres 1.69			Land Total			91,349

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1065 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
Foundation	Piers	Basement	None	Basement	-11,649
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2020	0	Typical	Typical	Average	Typical	85,534	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		95%	100%	120%	97,508
Acpt Land		91,300	Accepted Bldg		97,500	Total	188,800

Charlotte
 Name: HALLOWELL, MERRILL R

Valuation Report

02/14/2026

Page 231

Map/Lot:

008-002

Location:

NO ROAD

Account: 275 Card: 1 of 1

Neighborhood 75 NO ROAD
 Tree Growth 1994
 Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 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	Acre-Softwood TG	165.60	4,133.38	100%		4,133
26.00	Acre-Hardwood TG	180.00	3,650.40	100%		3,650
Total Acres 58.00			Land Total			7,783
Acpt Land		7,800	Accepted Bldg		0	Total
						7,800

Charlotte
 Name: HARMAN, JAMES E.
 HARMAN, RITA S.

Valuation Report

02/14/2026

Page 232

Map/Lot:

017-010

Account: 114 Card: 1 of 1

Location:

263 MT TOM RD

Neighborhood 48 MT TOM RD

Sale Data

Zoning/Use Shorefront
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Date 08/28/2019
 Sale Price 74,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length 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
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
500 x 200	Front-Pennamaquan Lake	420.00	210,000.00	50.0%	Excess Frtg.	105,000
999 x 200	Front-Pennamaquan Lake	420.00	419,580.00	10.0%		41,958
42.65	Acre-Rear Land 1	480.00	20,472.00	100%		20,472
Total Acres 50.00					Land Total	209,430

Accpt Land 209,400 **Accepted Bldg** 0 **Total** 209,400

Valuation Report

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homsite (Fract) - acre	14,400.00	14,400.00	100%		14,400
26.00	Acre-Rear Land 1	480.00	12,480.00	100%		12,480
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 27.00					Land Total	34,080

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1455 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
Foundation	Concrete	Basement	Dry 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%	120%	76,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Bav Window	1920	10	C 100	456	Ava.	50%	100%	120%	274
Encl Frame Porch	1920	18	C 100	939	Ava.	50%	100%	120%	564
Frame Shed	1920	528	E 100	2.312	Ava.	50%	100%	120%	1.387
Frame Shed	1920	144	D 100	1.381	Ava.	50%	100%	120%	828
Stable w/Loft	1920	1110	D 100	11.671	Ava.	50%	100%	120%	7.003
Frame Shed	1920	168	D 100	1.532	Ava.	50%	100%	120%	919
Frame Shed	1920	420	D 100	3.114	Ava.	50%	100%	120%	1.868
Outbuilding Total									12,843

Acpt Land	34,100	Accepted Bldg	89,200	Total	123,300
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Charlotte
 Name: HATTON, DANA
 HATTON, DIXIE

Valuation Report

02/14/2026

Page 234

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 Well Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 7
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
250 x 200	Front-Pennamaquan Lake	420.00	105,000.00	50.0%	Excess Frtg.	52,500
1.20	Acre-Rear Land 1	480.00	576.00	100%		576
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.81						Land Total 102,276

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
Foundation	Piers	Basement	None	Basement	-6,986
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	35,695
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	120%	33,839	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1998	496	D 100	8.590	Ava.	79%	100%	120%	8.143
One Storv Frame	204	384	D 100	6.650	Ava.	79%	100%	120%	6.305
Wood Deck	1985	348	D 100	1.244	Ava.	79%	100%	120%	1.180
Open Frame Porch	1985	144	E 100	632	Ava.	78%	100%	120%	592
Wood Deck	1985	36	E 100	134	Ava.	78%	100%	120%	126
Wood Deck	1985	96	E 100	254	Ava.	78%	100%	120%	238
Outbuilding Total									16,584

Acpt Land 102,300 **Accepted Bldg** 50,400 **Total** 152,700

Charlotte
 Name: HATTON, SUSAN
 FREDETTE, JOSEPH
 Account: 400 Card: 1 of 1

Valuation Report

02/14/2026
 Page 235
 004-022
 HAYWOOD RD

Map/Lot:
 Location:

Neighborhood 40 HAYWOOD RD

Zoning/Use Residential
 Topography Rolling
 Utilities Dug Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
15.00	Acre-Rear Land 1	480.00	7,200.00	100%		7,200
7.00	Acre-Blueberry	2,400.00	16,800.00	100%		16,800
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
5.00	Acre-Hardwood TG	180.00	702.00	100%		702
5.00	Acre-Mixed Wood TG	199.20	776.88	100%		777
Total Acres 33.00			Land Total			43,239

Outbuildings/Additions/Improvements						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%	120%	4.129
2S Frame Shed	1900	840	D 100	6.786	Ava-	40%	100%	120%	3.257
Outbuilding Total									7,386

Acpt Land	43,200	Accepted Bldg	7,400	Total	50,600
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Charlotte
Name: HATTON, SUSAN

Valuation Report

02/14/2026

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Map/Lot:

004-027

Account: 406 Card: 1 of 1

Location:

117 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

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%	120%	35,285	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1940	36	C 100	1.123	Ava.	55%	100%	120%	742
Frame Shed	1940	48	C 100	949	Ava.	55%	100%	120%	626
Basement Entrv	1940	24	C 100	1.000	Ava.	55%	100%	120%	660
Wood Deck	1940	42	C 100	293	Ava.	55%	100%	120%	193
Frame Shed	1940	210	C 100	2.190	Ava.	55%	100%	120%	1,445
Outbuilding Total									3,666

Acpt Land

19,200

Accepted Bldg

39,000

Total

58,200

Charlotte
 Name: HATTON, SUSAN

Valuation Report

02/14/2026

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Map/Lot:

004-028

Account: 407 Card: 1 of 1

Location:

DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
38.00	Acre-Rear Land 1	480.00	18,240.00	100%		18,240
48.00	Acre-Softwood TG	165.60	6,200.06	100%		6,200
38.00	Acre-Mixed Wood TG	199.20	5,904.29	100%		5,904
13.00	Acre-Hardwood TG	180.00	1,825.20	100%		1,825
Total Acres 137.00					Land Total	32,169

Accpt Land 32,200 **Accepted Bldg** 0 **Total** 32,200

Account: 409 Card: 1 of 1

Map/Lot: 004-029
Location: 135 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
4.00	Acre-Rear Land 1	480.00	1,920.00	100%		1,920
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.00					Land Total	21,120

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1204 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
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%	120%	86,409

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%	120%	2.507	
Open Frame Porch	1978	160	C 100	1.387	Ava-	68%	100%	120%	1.132	
Wood Deck	1978	160	C 100	765	Ava-	68%	100%	120%	624	
One Storr Frame	1978	128	C 100	2.703	Ava-	68%	100%	120%	2.206	
Frame Garage	1978	528	C 100	9.446	Ava-	68%	100%	120%	7.708	
Frame Shed	1978	192	E 100	1.026	Poor	49%	100%	120%	604	
Outbuilding Total									14,781	

Acpt Land	21,100	Accepted Bldg	101,200	Total	122,300
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Charlotte
 Name: HATTON, SUSAN M

Valuation Report

02/14/2026

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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 Well 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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acre-Rear Land 1	480.00	0.00	100%		0
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.00					Land Total	3,600
Acpt Land		3,600	Accepted Bldg		0	Total
						3,600

Charlotte
 Name: HAWKES, CHRIS

Valuation Report

02/14/2026

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Map/Lot:

007-009-A

Location:

20 SHERRARD LN

Account: 178 Card: 1 of 1

Neighborhood 64 SHERRARD LN

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1970	14 x 70	D 100	19.501	Ava.	40%	100%	120%	9.360
Concrete Slab	1970	980	D 100	2.066	Ava.	69%	100%	120%	1.711
Frame Shed	1970	192	D 100	1.683	Ava.	69%	100%	120%	1.393
Outbuilding Total									12,464

Acpt Land

0

Accepted Bldg

12,500

Total

12,500

Charlotte
 Name: HAWKES, HAROLD
 HAWKES, JANE

Valuation Report

02/14/2026
 Page 241
 007-006
 SHERRARD LN

Account: 173 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 64 SHERRARD LN

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
Total Acres 1.00					Land Total	5,400	
Acpt Land		5,400	Accepted Bldg		0	Total	5,400

Charlotte
 Name: HAWKES, HAROLD III
 HAWKES, JANE

Valuation Report

02/14/2026

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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 Well Septic System
 Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Fr. A-Homesite (Fract)	12,000.00	11,447.27	100%		11,447
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.91			Land Total			18,647

Dwelling Description				Replacement Cost New	
Mobil Home	One Story	1248 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
Foundation	Concrete Slab	Basement	None	Basement	-11,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	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% 120%	63,983

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1995	144	C 100	701	Ava.	707
Open Frame Porch	1995	144	C 100	1.263	Ava.	1.273
2S Frame Garage	1995	1024	C 100	19.770	Ava.	19.928
Stable w/Loft	1995	576	D 100	7.109	Ava.	7.080
Frame Shed	1995	384	E 100	1.761	Poor	1.289
Outbuilding Total						30,277

Acpt Land	18,600	Accepted Bldg	94,300	Total	112,900
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Charlotte
 Name: HAWKES, HAROLD III
 HAWKES, JANE

Valuation Report

02/14/2026

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Account: 177 Card: 1 of 1

Map/Lot:
 Location:

007-009
 20 SHERRARD LN

Neighborhood 64 SHERRARD LN

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
0.91	Fr. A-Homesite (Fract)	12,000.00	11,447.27	100%		11,447
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.91			Land Total			18,647

Acpt Land 18,600 **Accepted Bldg** 0 **Total** 18,600

Charlotte
 Name: HICKS, RALPH JR
 HICKS, DIANA

Valuation Report

02/14/2026

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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/Pond 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 60	Front-Pennamaquan Lake	420.00	23,004.35	100%		23,004
150 x 60	Front-Pennamaquan Lake	420.00	34,506.52	50.0%	Excess Frtg.	17,253
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.35					Land Total	45,657

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
Foundation	Concrete Slab	Basement	None	Basement	-8,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Good	Typical	43,118
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	120%	46,050	

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%	120%	2,117
Frame Shed	1996	64	E 100	536	Ava.	84%	100%	120%	540
Wood Deck	1996	124	E 100	310	Ava.	84%	100%	120%	312
Outbuilding Total									2,969

Acpt Land 45,700 **Accepted Bldg** 49,000 **Total** 94,700

Charlotte
 Name: HILDERBRAND, TIFFANY A
 HILDERBRAND, LARRY W

Valuation Report

02/14/2026
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 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 Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 170	Front-Pennamaquan Lake	420.00	38,722.09	100%	Unimproved	38,722
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
100 x 170	Front-Pennamaquan Lake	420.00	38,722.09	50.0%	Excess Frtg.	19,361
Total Acres 0.78						Land Total 65,283

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1558 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
Foundation	Concrete Slab	Basement	None	Basement	-16,529
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	120%	177,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garaae	2013	532	B 100	11.595	Good	94%	100%	120%	13.079
Patio	2013	414	B 100	2.173	Good	94%	100%	120%	2.452
2S Frame Garaae	2013	999	B 100	23.611	Good	94%	100%	120%	26.633
Outbuilding Total									42,164

Acpt Land 65,300 **Accepted Bldg** 219,500 **Total** 284,800

Charlotte
Name: HILYARD, MORGAN

Valuation Report

02/14/2026

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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						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 247	Front-Pennamaquan Lake	420.00	23,337.42	100%		23,337
Total Acres 0.28			Land Total			23,337

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	1024 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

Foundation	Piers	Basement	None	Basement	-11,378
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Obsolete	Obsolete	Average	Typical	75,134
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		94%	68%	120%
						Value(Rcnld)
						57,631

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2015	240	C 110	5.576	Ava.	94%	68%	120%	4.277	
Encl Frame Porch	2015	182	C 110	2.876	Ava.	94%	68%	120%	2.206	
Wood Deck	2015	182	C 110	938	Ava.	94%	68%	120%	720	
Outbuilding Total									7,203	

Acpt Land	23,300	Accepted Bldg	64,800	Total	88,100
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Charlotte
Name: HILYARD, WENDE O

Valuation Report

02/14/2026

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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	Front-Pennamaquan Lake	420.00	53,043.19	100%		53,043
50 x 319	Front-Pennamaquan Lake	420.00	26,521.60	50.0%	Excess Frtg.	13,261
Total Acres 1.10			Land Total			66,304

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
Foundation	Piers	Basement	None	Basement	-3,736
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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	95%	120%
						Value(Rcnld)
						14,332

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%	120%	696
Outbuilding Total									696

Accpt Land	66,300	Accepted Bldg	15,000	Total	81,300
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Valuation Report

Account: 464 Card: 1 of 1

Neighborhood 75 NO ROAD

Zoning/Use Shorefront
Topography Rolling
Utilities None
Street None

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Pennamaquan Lake	420.00	42,000.00	50.0%	Access	21,000
370 x 100	Front-Pennamaquan Lake	420.00	109,884.40	10.0%	Excess Frtg.	10,988
1.69	Acre-Rear Land 1	480.00	811.20	100%		811
Total Acres 3.00					Land Total	32,799

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
Foundation	Piers	Basement	None	Basement	-3,564
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	14,596	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		91%	86%	108%	12,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2008	105	E 100	481	Ava.	91%	86%	108%	407
Wood Deck	2008	18	E 100	98	Ava.	91%	86%	108%	83
Wood Deck	2008	60	E 100	182	Ava.	91%	86%	108%	154
Outbuilding Total									644

Acpt Land

32,800

Accepted Bldg

13,000

Total

45,800

Charlotte
Name: HODGE, ERIKA A.

Valuation Report

02/14/2026

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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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
47 x 200	Front-Round Pond	300.00	14,100.00	100%		14,100
47 x 452	Front-Round Pond	300.00	21,196.94	50.0%		10,598
0.39	Acre-Rear Land 1	480.00	187.20	100%		187
Total Acres 1.10					Land Total	24,885

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2000	208	C 100	957	Ava.	86%	100%	120%	988	
Outbuilding Total									988	
Acpt Land		24,900	Accepted Bldg		1,000	Total		25,900		

Charlotte
 Name: HODGES, BILLY E

Valuation Report

02/14/2026

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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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
25.00	Acre-Rear Land 1	480.00	12,000.00	100%		12,000
Total Acres 25.00					Land Total	12,000
Acpt Land		12,000	Accepted Bldg		0	Total
						12,000

Neighborhood 30 DAMON RIDGE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
16.00	Acre-Rear Land 2	360.00	5,760.00	100%		5,760
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 67.00						Land Total 48,960

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
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-1,284
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
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete	None	44%	70%	120%	25,584		

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%	120%	551
One Storv Frame	1938	84	C 100	1.774	Ava-	44%	70%	120%	656
Wood Deck	1938	120	C 100	605	Ava-	44%	70%	120%	223
Frame Shed	1938	308	E 100	1.470	Poor	21%	100%	120%	371
Frame Garaae	1938	576	D 100	8.323	Ava.	51%	100%	120%	5,094
Frame Garaae	1938	900	D 100	12.220	Ava.	51%	100%	120%	7,478
Outbuilding Total									14,373

Acpt Land	49,000	Accepted Bldg	40,000	Total	89,000
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Charlotte
 Name: HOPKINS, JAMES

Valuation Report

02/14/2026

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Map/Lot:

004-025

Location:

HAYWOOD RD

Account: 404 Card: 1 of 1

Neighborhood 40 HAYWOOD RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
31.00	Acre-Rear Land 1	480.00	14,880.00	100%		14,880
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
Total Acres 32.00					Land Total	20,280

Accpt Land 20,300 **Accepted Bldg** 0 **Total** 20,300

Account: 212 Card: 1 of 1

Map/Lot:
Location:

007-032-1
12 RICE RD

Neighborhood 57 RICE RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.92	Acre-Rear Land 1	480.00	1,401.60	100%		1,402
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.92					Land Total	20,602

Dwelling Description

Replacement Cost New

Mobil Home	One Story	1344 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
Foundation	Concrete	Basement	Dry 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

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%	120%	106,663

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%	120%	2.171
Encl Frame Porch	1999	152	B 100	2.816	Ava.	86%	100%	120%	2.906
Open Frame Porch	1999	133	B 100	1.437	Ava.	86%	100%	120%	1.483
Frame Garage	1999	750	B 100	15.496	Ava.	86%	100%	120%	15.992
Frame Shed	1999	64	B 100	1.307	Ava.	86%	100%	120%	1.349
Open Frame Porch	1999	16	B 100	334	Ava.	86%	100%	120%	344
Frame Shed	1999	64	E 100	536	Poor	63%	50%	120%	203
Outbuilding Total									24,448

Acpt Land

20,600

Accepted Bldg

131,100

Total

151,700

Charlotte
 Name: HOWLAND, RONALD D
 HOWLAND, NOREEN P

Valuation Report

02/14/2026

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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

Sale Data

Zoning/Use Residential
 Topography Level
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Fr. A-Homesite (Fract)	12,000.00	10,598.11	100%		10,598
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.78			Land Total			17,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1988	14 x 70	C 100	22.881	Ava.	40%	100%	120%	10.983
Frame Shed	1988	320	D 100	2.486	Ava.	79%	100%	120%	2.357
Encl Frame Porch	1988	128	D 100	1.692	Ava.	79%	100%	120%	1.604
Frame Garage	1988	674	C 100	11.588	Ava.	79%	95%	120%	10.436
Frame Shed	1988	100	E 100	674	Poor	56%	100%	120%	452
Frame Shed	1988	80	E 100	597	Poor	56%	100%	120%	401
Outbuilding Total									26,233

Acpt Land

17,800

Accepted Bldg

26,200

Total

44,000

Charlotte
 Name: HULL, DONALD W
 HULL, RONETTE

Valuation Report

02/14/2026

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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 Well Septic 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

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
Foundation	Piers	Basement	None	Basement	-7,945
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 120%	42,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	1998	240	D 110	1.822	Ava.	85%	100%	120%	1,859
Frame Shed	1998	256	D 100	2.084	Ava.	85%	100%	120%	2,125
Frame Shed	1998	98	E 100	666	Ava.	85%	50%	120%	340
Outbuilding Total									4,324

Acpt Land 19,200 **Accepted Bldg** 46,500 **Total** 65,700

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 Well Septic 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	Front-Pennamaquan Lake	420.00	59,099.24	100%		59,099
96 x 396	Front-Pennamaquan Lake	420.00	56,735.27	50.0%	Excess Frtg.	28,368
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.78						Land Total 94,667

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
Foundation	Concrete	Basement	Dry None	Basement	-4,844
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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(Rcnld)		
None	None	87%	100%	120%	95,439		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1990	423	C 110	9.827	Good	87%	100%	120%	10.259
Open Frame Porch	1990	76	C 110	811	Good	87%	100%	120%	847
Wood Deck	1990	232	C 110	1.158	Good	87%	100%	120%	1.208
Wood Deck	1990	285	C 110	1.392	Good	87%	100%	120%	1.453
2S Frame Garage	1990	768	C 110	17.053	Good	87%	100%	120%	17.803
Finished Attic	1990	768	C 110	10.441	Good	87%	100%	120%	10.901
Interior Finish	1990	4	C 110	35	Good	87%	100%	120%	36
Outbuilding Total									42,507

Acpt Land	94,700	Accepted Bldg	137,900	Total	232,600
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Charlotte
 Name: HUNNEWELL, DAVID
 HUNNEWELL, AVERY D

Valuation Report

02/14/2026
 Page 257
 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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	
14.00	Acre-Blueberry	2,400.00	33,600.00	100%	33,600	
Total Acres 14.00			Land Total		33,600	
Acpt Land		33,600	Accepted Bldg		0	Total 33,600

Charlotte
 Name: HUNNEWELL, DAVID
 HUNNEWELL, AVERY

Valuation Report

02/14/2026
 Page 258
 002-001-1
 NO ROAD

Account: 442 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 75 NO ROAD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
4.80	Acre-Blueberry	2,400.00	11,520.00	100%	11,520	
Total Acres 4.80			Land Total		11,520	
Acpt Land		11,500	Accepted Bldg		0	Total
						11,500

Charlotte
 Name: HUNTER , ALBERTA

Valuation Report

02/14/2026

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Map/Lot:

005-001

Location:

SMITH RIDGE RD

Account: 344 Card: 1 of 1

Neighborhood 66 SMITH RIDGE RD

Sale Data	
Sale Date	04/27/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
49.00	Acre-Rear Land 1	480.00	23,520.00	100%		23,520	
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000	
64.90	Acre-Rear Land 3	240.00	15,576.00	100%		15,576	
Total Acres 164.90					Land Total	62,496	
Accpt Land		62,500	Accepted Bldg		0	Total	62,500

Charlotte
 Name: IRBY, DANIEL A
 IRBY, IRINA V

Valuation Report

02/14/2026

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Account: 351 Card: 1 of 1

Map/Lot:
 Location:

005-010
 50 GREEN LN

Neighborhood 24 CARRIAGE LN

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 04/14/2023
 Sale Price 377,000
 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) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
44.06	Acre-Rear Land 1	480.00	21,148.80	100%		21,149
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 45.06					Land Total	40,349

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1472 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
Foundation	Concrete	Basement	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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2002	0	Modern	Modern	Very Good	Typical		178,881
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	120%	197,484

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	2002	864	B 110	22.952	V.G.	92%	100%	120%	25.339
Wood Deck	2002	96	B 100	621	Good	91%	100%	120%	678
Wood Deck	2002	126	B 100	767	Good	91%	100%	120%	838
Frame Shed	2002	64	C 100	1.071	Ava.	87%	100%	120%	1.118
Outbuilding Total									27,973

Acpt Land 40,300 **Accepted Bldg** 225,500 **Total** 265,800

Charlotte
 Name: IRELAND, ALISON J
 JAMES, VERNA & BRENDA
 Account: 263 Card: 1 of 1

Valuation Report

02/14/2026

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Map/Lot: 009-020+020-006
 Location: 232 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 09/16/2024
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Impr-Lot Improvements	3,600.00	3,600.00	90.0%	Restriction	3,240
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
24.00	Acre-Rear Land 3	240.00	5,760.00	100%		5,760
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 125.00			Land Total			66,600

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
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(Rcnld)
None		None		71%	100%	120%	59,101

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1934	252	D 110	4.800	Good	71%	100%	120%	4,090
Frame Shed	1934	192	E 100	1.026	Poor	20%	100%	120%	246
Frame Shed	1934	384	E 100	1.761	Fair	30%	100%	120%	634
Frame Garage	1934	768	C 100	12.967	Ava.	50%	100%	120%	7,781
Stable w/Loft	1934	1443	D 100	14.516	Fair	30%	100%	120%	5,226
Frame Shed	1934	432	E 100	1.945	Fair	30%	100%	120%	701
Wood Deck	1934	140	D 110	618	Good	71%	100%	120%	527
One Storv Frame	1934	120	D 110	2.286	Good	71%	100%	120%	1,948
Wood Deck	1934	60	D 110	329	Good	71%	100%	120%	281
2S Frame Shed	1934	320	D 110	3.168	Good	71%	100%	120%	2,699
Outbuilding Total									24,133

Acpt Land 66,600 **Accepted Bldg** 83,200 **Total** 149,800

Charlotte
Name: IRELAND, ALISON J

Valuation Report

02/14/2026

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Account: 266 Card: 1 of 1

Map/Lot:
Location:

009-020-3
CHARLOTTE

Neighborhood 26 CHARLOTTE RD

Sale Data

Sale Date 09/16/2024
Sale Price 7,200
Sale Type Land Only
Financing Unknown
Verified Public Record
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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
22.50	Acre-Rear Land 1	480.00	10,800.00	100%		10,800
Total Acres 23.50					Land Total	16,200

Accpt Land	16,200	Accepted Bldg	0	Total	16,200
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Charlotte
Name: ISMAIL, MARCIA

Valuation Report

02/14/2026

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Map/Lot:

008-029

Account: 308 Card: 1 of 1

Location:

29 GRANDVIEW RD

Neighborhood 36 GRANDVIEW RD

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data

Sale Date 09/20/2024
Sale Price 125,000
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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
35.90	Acre-Rear Land 1	480.00	17,232.00	100%		17,232
Total Acres 36.90					Land Total	28,032

Acpt Land	28,000	Accepted Bldg	0	Total	28,000
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Charlotte
 Name: JAMES FAMILY TRUST
 JAMES, KAREN (TRUSTEE)
 Account: 129 Card: 1 of 1

Valuation Report

02/14/2026
 Page 264
 018-002
 23 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront
 Topography Level
 Utilities Septic System
 Street Gravel

Sale Data
 Sale Date 11/14/2024
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 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
100 x 100	Front-Round Pond	300.00	21,213.20	90.0%	Access	19,092
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.23			Land Total			22,692

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
Foundation	Concrete Slab	Basement	None	Basement	-6,475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
2005	0	Typical	Typical	Good	92%	90%	120%	38,735		
Functional Obsolescence		Economic Obsolescence						Value(Rcnld)		
Incomplete		None			92%	90%	120%	38,487		
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garae	2005	280	D 100	4.763	Ava.	89%	100%	120%	5,087	
							Outbuilding Total		5,087	
Accpt Land		22,700		Accepted Bldg		43,600		Total	66,300	

Charlotte
 Name: JAMES FAMILY TRUST
 JAMES, KAREN (TRUSTEE)

Valuation Report

02/14/2026

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Account: 131 Card: 1 of 1

Map/Lot:
 Location:

018-002-1
 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 11/14/2024
 Sale Price 0
 Sale Type Land & Buildings
 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	
20 x 100	Front-Round Pond	300.00	4,242.64	90.0%	Unimproved	3,818	
5.50	Acre-Rear Land 1	480.00	2,640.00	100%		2,640	
Total Acres 5.55			Land Total			6,458	
Acpt Land		6,500	Accepted Bldg		0	Total	
						6,500	

Charlotte
 Name: JAMES FAMILY TRUST
 JAMES, KAREN (TRUSTEE)

Valuation Report

02/14/2026
 Page 266
 009-015
 CHARLOTTE RD

Account: 258 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 11/14/2024
 Sale Price 0
 Sale Type Land & Buildings
 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	
0.50	Acre-Rear Land 1	480.00	240.00	100%	Restriction	240	
Total Acres 0.50			Land Total		240		
Acpt Land		200	Accepted Bldg		0	Total	
						200	

Charlotte
Name: JAMES FAMILY TRUST
JAMES, KAREN (TRUSTEE)
Account: 261

Valuation Report

02/14/2026
Page 267
009-018
9 PINE KNOLL DR

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	52,900	150,000	202,900	52,900	150,000	202,900
2	0	0	0	0	0	0
TOTAL	52,900	150,000	202,900	52,900	150,000	202,900

Charlotte
 Name: JAMES FAMILY TRUST
 JAMES, KAREN (TRUSTEE)
 Account: 261 Card: 1 of 2

Valuation Report

02/14/2026
 Page 268
 009-018
 9 PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 11/14/2024
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
7.00	Acre-Rear Land 2	360.00	2,520.00	100%		2,520
3.00	Impr-Lot Improvements	3,600.00	10,800.00	100%		10,800
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 58.00			Land Total			52,920

Dwelling Description				Replacement Cost New		
Ranch	One Story	1232 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
Foundation	Concrete	Basement	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%	120%	79,826	
Functional Obsolescence		Economic Obsolescence						80,464	
None		None							

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%	120%	1.997
Stable w/Loft	1977	960	C 100	12.670	Good	84%	100%	120%	12.772
Frame Shed	1977	288	C 100	2.787	Good	84%	100%	120%	2.809
Frame Shed	1996	80	E 100	597	Ava.	84%	100%	120%	601
One Storv Frame	1996	960	C 100	20.275	Ava.	84%	100%	120%	20.437
Frame Garage	1996	3	C 100	1.744	Ava.	84%	100%	120%	1.758
Frame Shed	1996	80	E 100	597	Ava.	84%	100%	120%	601
One Storv Frame	1996	960	B 100	24.736	Ava.	84%	100%	120%	24.934
Frame Shed	2021	120	C 100	1.500		100%	100%	120%	1.800
Asph Pavina /00	1996	20	C 100	1.857	Ava.	84%	100%	120%	1.872
Outbuilding Total									69,581

Acpt Land 52,900 **Accepted Bldg** 150,000 **Total** 202,900

Charlotte

Valuation Report

02/14/2026

Name: JAMES FAMILY TRUST

Page 269

JAMES, KAREN (TRUSTEE)

Map/Lot:

009-018

Account: 261 Card: 2 of 2

Location:

9 PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

Sale Data	
Sale Date	11/14/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Charlotte
 Name: JAMES FAMILY TRUST
 JAMES, KAREN (TRUSTEE)

Valuation Report

02/14/2026

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Account: 271 Card: 1 of 1

Map/Lot:
 Location:

009-021-2+4
 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD
 Tree Growth 2016
 Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/14/2024
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 2025 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acre-Softwood TG	165.60	3,229.20	100%		3,229
92.00	Acre-Mixed Wood TG	199.20	14,294.59	100%		14,295
1.00	Acre-Wasteland	144.00	144.00	100%		144
Total Acres 118.00			Land Total			17,668
Acpt Land		17,700	Accepted Bldg		0	Total
						17,700

Charlotte
 Name: JAMES FAMILY TRUST
 JAMES, KAREN (TRUSTEE)
 Account: 453 Card: 1 of 1

Valuation Report

02/14/2026
 Page 271
 Map/Lot: 010-002-1
 Location: PINE KNOLL DR

Neighborhood 55 PINE KNOLL DR

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/14/2024
 Sale Price 0
 Sale Type Land & Buildings
 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
10.00	Acre-Blueberry	2,400.00	24,000.00	100%		24,000
1.00	Acre-Gravel	12,000.00	12,000.00	100%		12,000
6.56	Acre-Rear Land 1	480.00	3,148.80	100%		3,149
Total Acres 17.56			Land Total			39,149
Acpt Land		39,100	Accepted Bldg		0	Total
						39,100

Charlotte
 Name: JAMES, ASHTON

Valuation Report

02/14/2026

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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 Well Septic 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 7 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
21.00	Acre-Rear Land 1	480.00	10,080.00	100%		10,080
Total Acres 22.00			Land Total			22,080

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%	120%	3,952
						Outbuilding Total			3,952

Acpt Land

22,100

Accepted Bldg

4,000 **Total**

26,100

Charlotte
Name: JAMES, BRENDA

Valuation Report

02/14/2026

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Map/Lot:

008-026

Location:

878 AYERS JCT RD

Account: 304 Card: 1 of 1

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Below Street
Utilities Dug Well None
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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
38.00	Acre-Rear Land 1	480.00	18,240.00	100%		18,240
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
Total Acres 39.00					Land Total	32,400

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%	120%	22,427
Outbuilding Total									22,427

Accpt Land 32,400 **Accepted Bldg** 22,400 **Total** 54,800

Charlotte
 Name: JAMES, CALVIN
 CLARK, KAREN

Valuation Report

02/14/2026

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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 Well Septic 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
45.00	Acre-Rear Land 1	480.00	21,600.00	100%		21,600
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 46.00			Land Total			40,800

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
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%	120%	14,559

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1950	196	D 100	3.395	Ava-	51%	50%	120%	1,038
Outbuilding Total									1,038

Acpt Land 40,800 **Accepted Bldg** 15,600 **Total** 56,400

Charlotte
 Name: JAMES, CALVIN
 JAMES, AARON

Valuation Report

02/14/2026
 Page 275
 006-003
 NO ROAD

Account: 415 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
22.00	Acre-Rear Land 3	240.00	5,280.00	100%		5,280
Total Acres 122.00			Land Total			47,280
Acpt Land		47,300	Accepted Bldg		0	Total 47,300

Charlotte
Name: JAMES, CALVIN F

Valuation Report

02/14/2026

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Map/Lot:

004-003-1

Account: 375 Card: 1 of 1

Location:

1383 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00					Land Total	19,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1979	14 x 54	C 100	18.657	Ava.	40%	100%	120%	8.955
One Storv Frame	1979	196	C 100	4.140	Ava.	74%	100%	120%	3.677
Frame Garage	1989	2184	B 100	41.162	Good	87%	100%	120%	42.973
Outbuilding Total									55,605

Acpt Land

19,200

Accepted Bldg

55,600

Total

74,800

Charlotte
Name: JAMES, CALVIN G

Valuation Report

02/14/2026

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Map/Lot:

004-003-2

Account: 376 Card: 1 of 1

Location:

1379 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

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

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1656 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

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% 120%	126,040

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%	120%	2,232
Open Frame Porch	2011	88	B 100	1.013	Good	94%	60%	120%	685
Frame Garaae	2011	576	B 100	12.383	Good	94%	60%	120%	8,381
Outbuilding Total									11,298

Acpt Land

19,200

Accepted Bldg

137,300

Total

156,500

Charlotte
 Name: JAMES, DARREN

Valuation Report

02/14/2026

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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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acre-Rear Land 1	480.00	12,000.00	100%		12,000
Total Acres 25.00					Land Total	12,000

Acpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Charlotte
Name: JAMES, DARREN

Valuation Report

02/14/2026

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Map/Lot:

009-021-3

Account: 272 Card: 1 of 1

Location:

OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Sale Data

Zoning/Use Shorefront
Topography Rolling
Utilities None
Street Gravel

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Round Pond	300.00	30,000.00	80.0%	Access	24,000
560 x 200	Front-Round Pond	300.00	168,000.00	50.0%	Excess Frtg.	0
		0.00	0.00	80.0%	Access	67,200
7.50	Acre-Rear Land 1	480.00	3,600.00	80.0%	Access	2,880
Total Acres 10.53					Land Total	94,080

Acpt Land

94,100

Accepted Bldg

0 **Total**

94,100

Charlotte
 Name: JAMES, DARREN

Valuation Report

02/14/2026

Page 280

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
21.40	Acre-Rear Land 1	480.00	10,272.00	100%		10,272	
Total Acres 22.40					Land Total	15,672	
Acpt Land		15,700	Accepted Bldg		0	Total	15,700

Charlotte
Name: JAMES, DAVID

Valuation Report

02/14/2026

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Map/Lot:

009-013

Location:

CHARLOTTE RD

Account: 255 Card: 1 of 1

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Acre-Baselot	6,000.00	6,000.00	100%		6,000
26.00	Acre-Rear Land 1	480.00	12,480.00	100%		12,480
Total Acres 27.00					Land Total	18,480

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

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 13

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
11.00	Acre-Rear Land 1	480.00	5,280.00	100%		5,280
3.00	Impr-Lot Improvements	3,600.00	10,800.00	100%		10,800
Total Acres 12.00					Land Total	28,080

Dwelling Description

Replacement Cost New

Ranch	One Story	1144 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
Foundation	Concrete	Basement	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%	120%	68,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1978	340	C 100	7.181	Ava.	75%	100%	120%	6.463
Encl Frame Porch	1978	120	C 100	1.981	Ava.	75%	100%	120%	1.783
2 Storv Cow Barn	1960	2070	C 100	46.936	Ava.	64%	100%	120%	36.047
Frame Shed	1960	700	D 100	4.873	Ava.	64%	100%	120%	3.743
Frame Shed	1960	450	D 100	3.303	Ava.	64%	100%	120%	2.537
Frame Shed	1960	350	D 100	2.675	Ava.	64%	100%	120%	2.054
Frame Shed	1960	320	D 100	2.486	Ava.	64%	75%	120%	1.432
Outbuilding Total									54,059

Acpt Land

28,100

Accepted Bldg

122,500 **Total**

150,600

Charlotte
 Name: JAMES, DAVID

Valuation Report

02/14/2026
 Page 283
 009-020-5
 NO ROAD

Account: 268 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Rear Land 1	480.00	13,440.00	100%		13,440
Total Acres 28.00					Land Total	13,440
Acpt Land		13,400	Accepted Bldg		0	Total
						13,400

Charlotte
 Name: JAMES, ERNEST

Valuation Report

02/14/2026

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Map/Lot:

010-001-1

Location:

PINE KNOLL DR

Account: 450 Card: 1 of 1

Neighborhood 55 PINE KNOLL DR

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
20.90	Acre-Rear Land 1	480.00	10,032.00	100%		10,032
Total Acres 21.90					Land Total	15,432
Acpt Land		15,400	Accepted Bldg		0	Total
						15,400

Charlotte
Name: JAMES, KEVIN E

Valuation Report

02/14/2026

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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

Sale Data

Sale Date 09/16/2024
Sale Price 800
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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
6.50	Acre-Wasteland	144.00	936.00	100%	936	
Total Acres 6.50			Land Total		936	

Acpt Land	900	Accepted Bldg	0	Total	900
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Charlotte
 Name: JAMES, LENA
 JAMES, VERNA

Valuation Report

02/14/2026
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 009-020-4
 CHARLOTTE RD

Account: 267 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
48.60	Acre-Rear Land 2	360.00	17,496.00	100%		17,496	
Total Acres 99.60					Land Total	46,896	
Acpt Land		46,900	Accepted Bldg		0	Total	46,900

Charlotte
Name: JAMES, VERNA

Valuation Report

02/14/2026

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Map/Lot:

009-020-1

Location:

CHARLOTTE RD

Account: 264 Card: 1 of 1

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
23.00	Acre-Rear Land 1	480.00	11,040.00	100%		11,040
Total Acres 24.00					Land Total	16,440

Acpt Land 16,400 **Accepted Bldg** 0 **Total** 16,400

Charlotte
Name: JAMES, VERNA

Valuation Report

02/14/2026

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Account: 265 Card: 1 of 1

Map/Lot:
Location:

009-020-2
CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Rural
Topography Rolling
Utilities None
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
23.00	Acre-Rear Land 1	480.00	11,040.00	100%		11,040
Total Acres 24.00					Land Total	16,440

Acpt Land 16,400 **Accepted Bldg** 0 **Total** 16,400

Neighborhood 67 STATION RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.66	Acre-Rear Land 1	480.00	316.80	100%		317
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.66					Land Total	19,517

Dwelling Description				Replacement Cost New	
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
Foundation	Piers	Basement	None	Basement	-5,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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

Dwelling Condition						
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%	120%	29,233	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1970	64	D 100	312	Good	81%	100%	120%		304
Outbuilding Total										304

Acpt Land	19,500	Accepted Bldg	29,500	Total	49,000
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Charlotte
 Name: JOHNSON, HOWARD
 JOHNSON, AMY

Valuation Report

02/14/2026

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Account: 2 Card: 1 of 1

Map/Lot:
 Location:

015-016
 39 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data

Zoning/Use Shorefront
 Topography Below Street
 Utilities Lake/Pond Septic System
 Street Gravel

Sale Date 12/08/2014
 Sale Price 48,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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	Front-Round Pond	300.00	21,213.20	100%		21,213
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.23					Land Total	24,813

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
Foundation	Piers	Basement	None	Basement	-9,924
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% 120%	32,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1950	126	D 100	2.182	Ava.	60%	100%	120%	1,571
Wood Deck	1950	144	D 100	575	Ava.	60%	100%	120%	414
Frame Garaae	1950	696	D 100	9.766	Ava.	60%	100%	120%	7,032
Outbuilding Total									9,017

Acpt Land

24,800

Accepted Bldg

41,500 **Total**

66,300

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
14.30	Acre-Rear Land 1	480.00	6,864.00	100%		6,864
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 15.30					Land Total	26,064

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
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%	120%	62,951

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1910	384	C 100	8.110	Good	Phy 70%	Func 100%	Econ 120%	6.812
Frame Garage	1910	864	C 100	14.375	Good	70%	100%	120%	12.074
Open Frame Porch	1910	144	C 100	1.263	Good	70%	100%	120%	1.061
Outbuilding Total									19,947

Acpt Land	26,100	Accepted Bldg	82,900	Total	109,000
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Charlotte
 Name: JOHNSON, TERRY

Valuation Report

02/14/2026

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Map/Lot:

016-001

Location:

TREE FARM LN

Account: 116 Card: 1 of 1

Neighborhood 70 TREE FARM LN

Sale Data

Zoning/Use Shorefront
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot Behind RR	48,000.00	48,000.00	90.0%	Unimproved	43,200
0.90	Acre-Baselot Behind RR	48,000.00	43,200.00	10.0%	Access	4,320
Total Acres 1.90			Land Total			47,520

Acpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Neighborhood 70 TREE FARM LN

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
1.20	Acre-Baselot Behind RR	48,000.00	57,600.00	100%		57,600
Total Acres 1.20			Land Total			64,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1080 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
Foundation	Concrete	Basement	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%	120%	104,023	

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%	120%	28.896
Frame Shed	2012	160	E 100	904	Good	94%	100%	120%	1.020
Wood Deck	1999	280	B 100	1.519	Good	90%	100%	120%	1.640
Wood Deck	1999	192	B 100	1.089	Good	90%	100%	120%	1.176
1 & 1/2 Storv Fr	2017	2520	B 100	88.296	Good	90%	100%	120%	95.359
1 & 1/2 Storv Fr	2021	2520	B 100	88.296	Good	90%	100%	120%	95.359
Outbuilding Total									223,450

Acpt Land	64,800	Accepted Bldg	327,500	Total	392,300
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Charlotte
Name: JOHNSON, TERRY

Valuation Report

02/14/2026
Page 294
016-002
RAILWAY RD

Account: 119 Card: 1 of 1
Map/Lot: Location:

Neighborhood 56 RAILWAY RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
0.50	Acre-Baselot Behind RR	48,000.00	24,000.00	90.0%	Unimproved	21,600
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000
0.60	Acre-Rear Land 1	480.00	288.00	100%		288
Total Acres 2.10			Land Total			35,088

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2017	14 x 70	A 100	32.501		100%	100%	120%	39.001
Frame Shed	2014	448	A 100	6.020	Good	94%	100%	120%	6.791
Outbuilding Total									45,792
Acpt Land		35,100	Accepted Bldg		45,800	Total			80,900

Charlotte
Name: JOHNSON, TERRY

Valuation Report

02/14/2026

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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 Well Septic 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
44.50	Acre-Rear Land 1	480.00	21,360.00	100%		21,360
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%		1,800
Total Acres 45.50						Land Total 38,760

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
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		69%	100%	120%	42,587

Acpt Land 38,800 **Accepted Bldg** 42,600 **Total** 81,400

Charlotte
 Name: JOHNSON, TERRY

Valuation Report

02/14/2026

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Map/Lot:

011-008-1

Location:

MT TOM RD

Account: 161 Card: 1 of 1

Neighborhood 48 MT TOM RD

Sale Data	
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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
0.50	Acre-Rear Land 1	480.00	240.00	100%		240
Total Acres 1.50			Land Total			11,040
Acpt Land		11,000	Accepted Bldg		0	Total
						11,000

Valuation Report

Neighborhood 70 TREE FARM LN

Zoning/Use Shorefront
Topography Rolling
Utilities
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Acre-Baslot Behind RR	48,000.00	48,000.00	100%		48,000
0.60	Acre-Baslot Behind RR	48,000.00	28,800.00	10.0%	Access	2,880
Total Acres 1.60			Land Total			50,880

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
Foundation	Wood Post/Rock	Basement	None	Basement	-5,412
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%	120%	8,128	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1950	200	D 100	3.464	Poor	32%	90%	120%	1,197
Wood Deck	1950	232	D 100	863	Poor	32%	90%	120%	298
Frame Shed	1950	240	E 100	1.210	Ava.	58%	100%	120%	842
Frame Shed	1950	100	E 100	674	Ava.	58%	100%	120%	469
Outbuilding Total									2,806

Acpt Land	50,900	Accepted Bldg	10,900	Total	61,800
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Charlotte
Name: JOHNSON, TERRY M

Valuation Report

02/14/2026

Page 298

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 Well Cesspool
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	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	25.00%		900
90 x 160	Front-Pennamaquan Lake	420.00	33,809.35	90.0%	Access	30,428
Total Acres 0.33						Land Total 34,928

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
Foundation	Piers	Basement	None	Basement	-6,027
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	37,184	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	147	D 100	1.055	Ava.	71%	100%	120%	899
Frame Shed	1970	80	D 100	979	Ava.	71%	100%	120%	834
Outbuilding Total									1,733

Acpt Land

34,900

Accepted Bldg

38,900

Total

73,800

Charlotte
 Name: JOHNSON, TERRY M

Valuation Report

02/14/2026

Page 299

Map/Lot:

011-007

Location:

MT TOM RD

Account: 158 Card: 1 of 1

Neighborhood 48 MT TOM RD

Sale Data	
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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
23.00	Acre-Rear Land 1	480.00	11,040.00	100%		11,040
Total Acres 24.00					Land Total	21,840
Acpt Land		21,800	Accepted Bldg		0	Total
						21,800

Charlotte
 Name: JOHNSON, TERRY M

Valuation Report

02/14/2026
 Page 300
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800	
7.30	Acre-Rear Land 1	480.00	3,504.00	100%		3,504	
Total Acres 8.30					Land Total	14,304	
Acpt Land		14,300	Accepted Bldg		0	Total	
						14,300	

Valuation Report

Account: 315 Card: 1 of 1

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	Front-Suddy Lake	120.00	12,000.00	100%		12,000
20 x 200	Front-Suddy Lake	120.00	2,400.00	50.0%	Excess Frtg.	1,200
1.40	Acre-Rear Land 1	480.00	672.00	100%		672
21.00	Acre-Softwood TG	165.60	2,712.53	100%		2,713
129.00	Acre-Mixed Wood TG	199.20	20,043.50	100%		20,044
31.00	Acre-Hardwood TG	180.00	4,352.40	100%		4,352
Total Acres 182.95			Land Total			40,981

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%	120%	610	
Wood Deck	0	63	E 100	188	Ava.	50%	100%	120%	113	
Outbuilding Total									723	
Acpt Land		41,000	Accepted Bldg		700	Total		41,700		

Charlotte
 Name: JONES, WILLIAM
 JONES, BRENDA

Valuation Report

02/14/2026
 Page 302
 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 Well Septic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 7
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 50 1 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	50.0%	Excess Frtg.	21,000
308 x 200	Front-Pennamaquan Lake	420.00	129,360.00	50.0%	Excess Frtg.	0
		0.00	0.00	50.0%	Topography	32,340
3.86	Acre-Rear Land 1	480.00	1,852.80	100%		1,853
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 6.19			Land Total			104,393

Dwelling Description				Replacement Cost New	
Ranch	One Story	1674 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
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. %
None		None		81%	100%	120%
						129,996

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%	120%	2.616
Frame Garage	1967	810	B 100	16.571	Good	81%	100%	120%	16.108
Frame Shed	1967	70	B 100	1.363	Good	81%	100%	120%	1.325
2S Frame Shed	1967	870	B 100	10.431	Good	81%	100%	120%	10.139
Frame Garage	1967	630	B 100	13.349	Good	81%	100%	120%	12.976
Frame Shed	1967	1080	E 100	4.427	Ava-	59%	100%	120%	3.134
Stable w/Loft	1967	1040	C 100	13.503	Ava.	67%	100%	120%	10.856
Wood Deck	1967	160	E 100	382	Ava-	59%	100%	120%	270
Outbuilding Total									57,424

Acpt Land 104,400 **Accepted Bldg** 187,400 **Total** 291,800

Charlotte
 Name: JONES, WILLIAM
 JONES, BRENDA

Valuation Report

02/14/2026
 Page 303
 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot Behind Water	14,400.00	14,400.00	0%		0
6.00	Acre-Wasteland	144.00	864.00	100%		864
Total Acres 7.00					Land Total	864
Acpt Land		900	Accepted Bldg		0	Total
						900

Charlotte
 Name: JONES, WILLIAM
 JONES, BRENDA

Valuation Report

02/14/2026
 Page 304
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
28.00	Acre-Softwood TG	165.60	3,616.70	100%		3,617	
73.00	Acre-Mixed Wood TG	199.20	11,342.45	100%		11,342	
28.00	Acre-Hardwood TG	180.00	3,931.20	100%		3,931	
3.00	Acre-Rear Land 1	480.00	1,440.00	100%		1,440	
1.00	Acre-Class II Roads	1,200.00	1,200.00	100%		1,200	
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000	
Total Acres 134.00					Land Total	27,530	
Accpt Land		27,500	Accepted Bldg		0	Total	27,500

Charlotte
 Name: JONES, WILLIAM
 JONES, BRENDA

Valuation Report

02/14/2026

Page 305

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	Front-Suddy Lake	120.00	9,674.71	100%		9,675
Total Acres 0.30					Land Total	9,675

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	0	35	D 100	696		100%	100%	120%	835
One Storv Frame	2017	468	B 100	12.058		100%	100%	120%	14.470
Open Frame Porch	2017	112	B 100	1.240		100%	100%	120%	1.488
Outbuilding Total									16,793

Acpt Land	9,700	Accepted Bldg	16,800	Total	26,500
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Charlotte
 Name: JONES, WILLIAM
 JONES, BRENDA

Valuation Report

02/14/2026
 Page 306
 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
141.00	Acre-Mixed Wood TG	199.20	21,908.02	100%		21,908
19.00	Acre-Hardwood TG	180.00	2,667.60	100%		2,668
10.00	Acre-Rear Land 1	480.00	4,800.00	100%		4,800
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000
1.00	Acre-Wasteland	144.00	144.00	100%		144
Total Acres 172.00			Land Total			35,520

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1990	468	E 100	2.083	Poor	57%	100%	120%	1.424
Frame Shed	1989	1404	E 100	5.668	Ava.	80%	100%	120%	5.441
Outbuilding Total									6,865

Acpt Land	35,500	Accepted Bldg	6,900	Total	42,400
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Charlotte
Name: KIRK ALYCE

Valuation Report

02/14/2026

Page 307

Map/Lot:

018-014

Account: 142 Card: 1 of 1

Location:

178 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront
Topography Below Street
Utilities Lake/Pond Septic 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
50 x 150	Front-Round Pond	300.00	12,990.38	100%		12,990
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.17					Land Total	18,390

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
Foundation	Piers	Basement	None	Basement	-9,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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	Value(Rcnld)
None		None	None	89%	100%	49,527
					120%	46,374

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%	120%	1.330
Wood Deck	1994	220	C 100	1.005	Good	89%	100%	120%	1.073
Frame Shed	1994	96	C 100	1.316	Good	89%	100%	120%	1.405
Outbuilding Total									3,808

Acpt Land

18,400

Accepted Bldg

53,300

Total

71,700

Charlotte
 Name: KNEELAND, PHILIP R
 MOLINE, MOLINE, LINDA

Valuation Report

02/14/2026

Page 308

Account: 110 Card: 1 of 1

Map/Lot:
 Location:

017-006-1
 28 SANDY BEACH LN

Neighborhood 60 SANDY BEACH LN

Sale Data

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.46					Land Total	49,200

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
Foundation	Piers	Basement	None	Basement	-7,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				81%	100%	120%
						35,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	70	D 110	365	Good	81%	100%	120%	355
Patio	1970	256	D 110	1.036	Good	81%	100%	120%	1.007
Frame Shed	1970	192	D 110	1.851	Good	81%	100%	120%	1.799
Outbuilding Total									3,161

Acpt Land 49,200 **Accepted Bldg** 38,200 **Total** 87,400

Account: 386 Card: 1 of 1

Map/Lot:
Location:

004-010-1
12 HILLTOP LN

Neighborhood 43 HILLSIDE LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 12/04/2024
Sale Price 340,000
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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
4.20	Acre-Rear Land 1	480.00	2,016.00	100%		2,016
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.20						Land Total 21,216

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
Foundation	Concrete	Basement	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% 120%	135,251

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%	120%	10.513
Unfin Basement	1977	368	B 110	5.878	Good	84%	100%	120%	5.926
One Storv Frame	2006	384	B 110	10.883	Good	84%	100%	120%	10.970
Frame Shed	2006	80	E 100	597	Ava.	89%	100%	120%	637
Outbuilding Total									28,046

Acpt Land 21,200 **Accepted Bldg** 163,300 **Total** 184,500

Charlotte
 Name: KNOWLES, PETER
 BLACKSTONE, BRENDA

Valuation Report

02/14/2026

Page 310

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 Well Septic System
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
11.00	Acre-Rear Land 1	480.00	5,280.00	100%		5,280
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 12.00						Land Total 24,480

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1203 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
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1910	2004	Typical	Typical	Good	Typical		121,236
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	70%	100%	120%			101,838

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%	120%	12.241
Wood Deck	2004	330	C 100	1.445	Good	70%	100%	120%	1.214
Open Frame Porch	1910	132	C 100	1.170	Good	70%	100%	120%	983
Frame Garae	1960	1140	C 100	18.424	Ava.	64%	100%	120%	14.149
Outbuilding Total									28,587

Acpt Land 24,500 **Accepted Bldg** 130,400 **Total** 154,900

Charlotte

Valuation Report

02/14/2026

Name: KNOWLES, PETER

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BLACKSTONE, BRENDA

Map/Lot:

011-001-1

Account: 150 Card: 1 of 1

Location:

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
4.00	Acre-Wasteland	144.00	576.00	100%		576	
Total Acres 4.00			Land Total			576	
Acpt Land		600	Accepted Bldg		0	Total	600

Charlotte
 Name: KROM, SCOTT
 KROM, LINETTE

Valuation Report

02/14/2026

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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

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 07/31/2024
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 ADDRESS ?
 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Acre-Rear Land 1	480.00	960.00	100%		960
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.00			Land Total			20,160

Dwelling Description

Replacement Cost New

Split Level	One Story	1056 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
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	120%	114,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1979	288	B 100	3.400	Good	84%	100%	120%	3.427
Wood Deck	1979	288	B 100	1.558	Good	84%	100%	120%	1.571
2S Frame Garaae	1979	896	B 100	21.516	Good	84%	100%	120%	21.688
Outbuilding Total									26,686

Acpt Land 20,200 **Accepted Bldg** 140,900 **Total** 161,100

Charlotte
 Name: LAROCHELLE, RONALD
 LAROCHELLE, DEBRA M

Valuation Report

02/14/2026

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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 Well Septic System
 Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
48.00	Acre-Open Space	480.00	23,040.00	33.	Open Space	7,661
Total Acres 50.00					Land Total	27,341

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
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement		-2,865
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%	120%	74,606

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1980	296	C 100	3.780	Good	84%	85%	120%	3.239	
Frame Garage	2008	896	B 100	18.110	Ava.	91%	100%	120%	19.776	
Unfinished Attic	2008	896	B 100	2.860	Ava.	91%	100%	120%	3.124	
Frame Shed	1980	288	D 100	2.285	Ava.	75%	100%	120%	2.057	
Frame Shed	1980	288	E 100	1.394	Poor	50%	50%	120%	418	
Outbuilding Total									28,614	

Acpt Land 27,300 **Accepted Bldg** 103,200 **Total** 130,500

Charlotte

Valuation Report

02/14/2026

Name: LAROCHELLE, RONALD

Page 314

LAROCHELLE, DEBRA A

Map/Lot:

005-027

Account: 367 Card: 1 of 1

Location:

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	Acre-Rear Land 1	480.00	1,920.00	100%		1,920
80.00	Acre-Open Space	480.00	38,400.00	33.	Open Space	12,768
Total Acres 84.00					Land Total	14,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1940	624	D 100	4.396	Poor	23%	50%	120%	607
Outbuilding Total									607

Acpt Land	14,700	Accepted Bldg	600	Total	15,300
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Charlotte
 Name: LAROCHELLE, RONALD
 LAROCHELLE, DEBRA

Valuation Report

02/14/2026

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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 Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.03	Acre-Rear Land 1	480.00	14.40	100%		14
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.03					Land Total	19,214

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
Foundation	Concrete Slab	Basement	None	Basement	-7,306
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%	120%	27,246

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%	120%		1,079
Outbuilding Total										1,079

Acpt Land

19,200

Accepted Bldg

28,300

Total

47,500

Charlotte
 Name: LaROCHELLE, RONALD \$ DEBRA

Valuation Report

02/14/2026

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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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
45.00	Acre-Open Space	480.00	21,600.00	33.	Open Space	7,182
Total Acres 46.00					Land Total	12,582

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%	120%	1,128
Outbuilding Total									1,128

Accpt Land 12,600 **Accepted Bldg** 1,100 **Total** 13,700

Charlotte
 Name: LAROCHELLE, RONALD R
 LAROCHELLE, DEBRA A

Valuation Report

02/14/2026

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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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Rear Land 1	480.00	480.00	100%		480	
3.70	Acre-Open Space	480.00	1,776.00	33.	Open Space	591	
Total Acres 4.70					Land Total	1,071	
Acpt Land		1,100	Accepted Bldg		0	Total	1,100

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

Valuation Report

02/14/2026
 Page 318
 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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Moosehorn	180.00	18,000.00	25.00%	Access	4,500
600 x 200	Front-Moosehorn	180.00	108,000.00	10.0%	Access	10,800
600 x 200	Front-Moosehorn	180.00	108,000.00	5.00%	Size/Shape	5,400
13.04	Acre-Rear Land 1	480.00	6,259.20	100%		6,259
Total Acres 19.00			Land Total			26,959

Dwelling Description

Replacement Cost New

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
Foundation	Wood Post/Rock	Basement	None	Basement	-3,060
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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Obsolete	Obsolete	Average	Typical	11,634
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Services		79%	90%	108%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1986	112	E 100	508	Ava.	79%	90%	108%	390
Frame Shed	1986	48	E 100	474	Ava.	79%	90%	108%	364
Outbuilding Total									754

Acpt Land 27,000 **Accepted Bldg** 9,700 **Total** 36,700

Neighborhood 42 HIDDEN DR

Zoning/Use Shorefront
Topography Rolling
Utilities Lake/Pond Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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
70 x 90	Front-Pennamaquan Lake	420.00	19,722.12	100%		19,722
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%		1,800
Total Acres 0.14					Land Total	25,122

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
Foundation	Wood	Basement	None	Basement	-6,002
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(Rcnd)
None		None		63%	100%	120%	23,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
Encl Frame Porch	1955	140	D 100	1.793	Ava.	Phy	Func	Econ	1.356
Frame Shed	1962	300	E 100	1.440	Ava-	63%	100%	120%	967
Outbuilding Total									2,323

Acpt Land

25,100

Accepted Bldg

25,600

Total

50,700

Charlotte
Name: LEARY, JEFFREY C

Valuation Report

02/14/2026

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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 Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
0.40	Acre-Rear Land 1	480.00	192.00	100%		192
Total Acres 1.40					Land Total	19,392

Dwelling Description

Replacement Cost New

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
Foundation	Concrete Slab	Basement	None	Basement	-8,610
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-4,823
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	66,072
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	88%	90%	120%	62,794	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Shed	2002	160	C 100	1.536		85%	90%	120%		1,658
Outbuilding Total										1,658

Acpt Land 19,400 **Accepted Bldg** 64,500 **Total** 83,900

Charlotte
Name: LEIGHTON, BASIL

Valuation Report

02/14/2026

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Map/Lot:

005-016

Account: 355 Card: 1 of 1

Location:

289 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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
0.10	Acre-Baselot	6,000.00	600.00	100%		600
Total Acres 0.10				Land Total		600

Acpt Land

600 **Accepted Bldg**

0 **Total**

600

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Below Street
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.40	Acre-Rear Land 1	480.00	192.00	100%		192
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.40					Land Total	19,392

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
Foundation	Concrete	Basement	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%	120%	89,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1980	80	C 100	445	Ava.	76%	100%	120%	406
Wood Deck	1980	64	C 100	381	Ava.	76%	100%	120%	348
Frame Shed	1980	144	E 100	842	Poor	50%	100%	120%	505
Frame Garage	1980	1080	D 100	14,386	Ava-	68%	90%	120%	10,565
Outbuilding Total									11,824

Acpt Land

19,400

Accepted Bldg

101,300 **Total**

120,700

Charlotte
Name: LEIGHTON, STACIE

Valuation Report

02/14/2026

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Map/Lot:

007-040

Account: 232 Card: 1 of 1

Location:

13 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Residential
Topography Above Street
Utilities None
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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
0.35	Fr. A-Homesite (Fract)	12,000.00	7,099.30	90.0%	Unimproved	6,389
Total Acres 0.35					Land Total	6,389

Acpt Land	6,400	Accepted Bldg	0	Total	6,400
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Charlotte
 Name: LEWIS, JAMES
 LEWIS, SHARON

Valuation Report

02/14/2026

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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 Well Septic System
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.20	Acre-Rear Land 1	480.00	1,056.00	100%		1,056
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.20						Land Total 20,256

Dwelling Description				Replacement Cost New		
Ranch	One Story	1344 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
Foundation	Concrete	Basement	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%	120%	73,166	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1975	720	C 100	12.262	Ava.	72%	100%	120%		10,595
Frame Shed	1986	288	E 100	1.394	Ava-	71%	100%	120%		1,188
Outbuilding Total										11,783

Acpt Land 20,300 **Accepted Bldg** 84,900 **Total** 105,200

Charlotte
 Name: LIBBY, RICHARD
 LIBBY, LISA

Valuation Report

02/14/2026

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Account: 317 Card: 1 of 1

Map/Lot:
 Location:

014-006-2
 24 CHICKADEE LN

Neighborhood 27 CHICADEE LN

Sale Data	
Sale Date	07/24/2015
Sale Price	140,640
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
 Topography Above Street
 Utilities Drilled Well Septic System
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.16	Acre-Rear Land 1	480.00	556.80	100%		557
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.16					Land Total	19,757

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1008 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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	120%
						128,102

Outbuildings/Additions/Improvements							Percent Good		Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1999	112	B 100	1.240	Ava.	86%	100%	120%	1.279
Frame Garage	1999	768	B 100	15.820	Ava.	86%	100%	120%	16.326
Unfinished Attic	1999	768	B 100	2.625	Ava.	86%	100%	120%	2.710
Frame Shed	1999	456	B 100	4.970	Ava.	85%	100%	120%	5.069
Patio	1999	820	C 100	3.405	Ava.	85%	100%	120%	3.473
Frame Shed	1999	84	E 100	612	Fair	73%	100%	120%	536
Outbuilding Total									29,393

Acpt Land	19,800	Accepted Bldg	157,500	Total	177,300
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Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic 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	Front-Pennamaquan Lake	420.00	37,565.94	100%		37,566
25 x 160	Front-Pennamaquan Lake	420.00	9,391.49	50.0%	Excess Frtg.	4,696
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.46			Land Total			49,462

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
Foundation	Wood Post/Rock	Basement	None	Basement	-2,425
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
1997	0	Typical	Typical	Good	Typical	40,740
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	120%
						Value(Rcnld)
						43,510

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1997	435	D 110	8.286	Good	8.850
One Storv Frame	1997	24	D 110	458	Good	490
Wood Deck	1997	32	D 110	228	Good	244
Frame Shed	1997	80	E 100	597	Ava.	601
Frame Shed	1997	96	D 100	1.079	Ava.	1.087
Wood Deck	1997	84	E 100	230	Ava.	232
Wood Deck	1997	120	C 100	605	Ava.	610
Outbuilding Total						12,114

Acpt Land	49,500	Accepted Bldg	55,600	Total	105,100
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Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront
Topography Rolling
Utilities Lake/Pond Septic System
Street Gravel

Sale Data
Sale Date 04/12/2023
Sale Price 180,000
Sale Type Land Only
Financing Unknown
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
150 x 150	Front-Pennamaquan Lake	420.00	54,559.60	100%		54,560
50 x 150	Front-Pennamaquan Lake	420.00	18,186.53	50.0%		9,093
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.69					Land Total	67,253

Dwelling Description

Replacement Cost New

Conventional	One Story	1168 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
Foundation	Piers	Basement	None	Basement	-9,191
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%	120%	34,369	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1999	192	E 100	1.026	Ava-	79%	100%	120%	973
Wood Deck	1999	272	E 100	606	Ava-	79%	100%	120%	575
Outbuilding Total									1,548

Acpt Land

67,300

Accepted Bldg

35,900

Total

103,200

Neighborhood 23 CARLISLE LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 08/01/2024
Sale Price 20
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000	
16.00	Acre-Rear Land 1	480.00	7,680.00	100%		7,680	
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600	
Total Acres 17.00						Land Total	23,280

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
Foundation	Wood Post/Rock	Basement	None	Basement	-6,002
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%	120%	19,517	

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%	120%	1,008
Open Frame Porch	1960	20	D 100	250	Ava-	57%	100%	120%	170
Wood Deck	1960	184	D 100	706	Ava-	57%	100%	120%	482
Frame Garage	1988	480	D 100	7.168	Fair	66%	100%	120%	5,677
Frame Shed	1988	128	E 100	780	Ava.	79%	100%	120%	739
Outbuilding Total									8,076

Acpt Land

23,300

Accepted Bldg

27,600

Total

50,900

Charlotte
Name: LITTLEFIELD, MICHAEL

Valuation Report

02/14/2026

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Map/Lot:

015-005

Account: 28 Card: 1 of 1

Location:

19 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 50	Front-Round Pond	300.00	15,000.00	100%		15,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.11					Land Total	22,200

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

Foundation	Piers	Basement	None	Basement	-8,941
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	71,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	188	D 110	791	Good	84%	95%	120%	757
Frame Shed	1980	120	E 100	750	Ava.	75%	100%	120%	674
Outbuilding Total									1,431

Acpt Land

22,200

Accepted Bldg

72,900

Total

95,100

Account: 420 Card: 1 of 1

Location: 33 ARTHUR DAMON RD

Neighborhood 15 ARTHUR DAMON RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homsite (Fract) - acre	14,400.00	14,400.00	100%		14,400
2.30	Acre-Rear Land 1	480.00	1,104.00	100%		1,104
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.30			Land Total			22,704

Dwelling Description				Replacement Cost New	
Ranch	One Story	1670 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
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	174,646
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	120%	173,948	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1975	272	B 110	3.024	Good	83%	100%	120%	3.012
Wood Deck	1975	80	B 110	597	Good	83%	100%	120%	595
Frame Garage	1975	624	B 110	14.566	Good	83%	100%	120%	14.508
Frame Shed	1975	360	B 110	4.481	Good	83%	100%	120%	4.463
Outbuilding Total									22,578

Acpt Land 22,700 **Accepted Bldg** 196,500 **Total** 219,200

Charlotte
Name: LURIE, PENNEY

Valuation Report

02/14/2026

Page 331

Map/Lot:

015-029

Account: 32 Card: 1 of 1

Location:

56 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Residential
Topography
Utilities
Street Street Surface

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Fr. A-Homesite (Fract)	12,000.00	11,384.20	100%		11,384
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.90			Land Total			18,584

Dwelling Description

Replacement Cost New

Ranch	One Story	1528 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
Foundation	Concrete	Basement	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	123,113
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 120%	96,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Patio	1960	85	B 100	567	Ava.	65%	100%	120%	443
Encl Frame Porch	1960	224	B 100	3.714	Ava.	65%	100%	120%	2.897
Encl Frame Porch	1960	221	B 100	3.677	Ava.	65%	100%	120%	2.868
Frame Garaae	1960	420	B 100	9.590	Ava.	65%	100%	120%	7.481
Outbuilding Total									13,689

Acpt Land

18,600

Accepted Bldg

109,700 **Total**

128,300

Charlotte
Name: LURIE, PENNEY

Valuation Report

02/14/2026

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Map/Lot:

007-037

Account: 227 Card: 1 of 1

Location:

54 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Rural
Topography Rolling
Utilities Drilled Well
Street None

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
5.40	Acre-Rear Land 1	480.00	2,592.00	100%		2,592
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 6.40			Land Total			18,192

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Frame Garaae	1994	1568	C 100	28.839	Ava.	83%	90%	120%	25.850
Frame Shed	1994	588	C 100	5.085	Ava.	83%	100%	120%	5.065
Outbuilding Total									30,915

Accpt Land

18,200

Accepted Bldg

30,900

Total

49,100

Charlotte
 Name: MACGREGOR, ROBERTA

Valuation Report

02/14/2026

Page 333

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 x 92	Front-Round Pond	300.00	20,346.98	90.0%	Unimproved	18,312	
220 x 100	Front-Round Pond	300.00	46,669.04	50.0%	Excess Frtg.	23,335	
Total Acres 0.72			Land Total			41,647	
Acpt Land		41,600	Accepted Bldg		0	Total	
						41,600	

Charlotte
Name: MACGREGOR, ROBERTA

Valuation Report

02/14/2026

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Map/Lot:

015-043

Account: 49 Card: 1 of 1

Location:

38 ANNAS DR

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront
Topography Level
Utilities Drilled Well Septic 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	Acre-Baslot Behind RR	48,000.00	28,800.00	100%		28,800
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.60			Land Total			36,000

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
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,610
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,233
FirePlaces	1			Fireplace	3,750
Insulation	Insulation			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	76,547
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	95%	120%	75,047	

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%	120%	2,424
Canopy	1985	128	E 100	772	Poor	54%	100%	120%	500
One Storv Frame	1985	224	C 100	4.731	Good	86%	95%	120%	4,639
Outbuilding Total									7,563

Acpt Land 36,000 **Accepted Bldg** 82,600 **Total** 118,600

Charlotte
 Name: MACGREGOR, ROBERTA

Valuation Report

02/14/2026
 Page 335
 007-037-002
 ROUND POND LN

Account: 496 Card: 1 of 1
 Map/Lot: Location:

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 1st Mortgage
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot Behind Water	14,400.00	14,400.00	90.0%	Unimproved	12,960
10.50	Acre-Rear Land 1	480.00	5,040.00	100%		5,040
Total Acres 11.50			Land Total			18,000
Accpt Land		18,000	Accepted Bldg		0	Total 18,000

Charlotte
Name: MAHAR, JOSEPH A

Valuation Report

02/14/2026

Page 336

Map/Lot:

017-011

Account: 115 Card: 1 of 1

Location:

255 MT TOM RD

Neighborhood 48 MT TOM RD

Sale Data

Zoning/Use Residential
Topography Below Street
Utilities Drilled Well Septic System
Street Semi-Improved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
6.10	Acre-Rear Land 1	480.00	2,928.00	100%		2,928
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 7.10					Land Total	22,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1990	14 x 66	C 100	21.825	Ava.	40%	100%	120%	10,476
Wood Deck	1990	140	D 100	562	Ava.	80%	100%	120%	540
Frame Garaae	2002	864	C 110	15.812	Ava.	87%	100%	120%	16,507
Outbuilding Total									27,523

Acpt Land

22,100

Accepted Bldg

27,500

Total

49,600

Charlotte
 Name: MAHAR, STEVEN K

Valuation Report

02/14/2026

Page 337

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 Well Septic 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) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
8.50	Acre-Rear Land 1	480.00	4,080.00	100%		4,080
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 9.50			Land Total			23,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1978	14 x 66	B 100	24.801	Good	50%	100%	120%	14.881
Concrete Slab	1978	576	C 100	1.480	Ava.	74%	100%	120%	1.314
One Storv Frame	1978	192	C 100	4.055	Ava.	74%	100%	120%	3.601
Wood Deck	1978	160	C 100	765	Ava.	74%	100%	120%	679
Concrete Slab	1978	1440	C 100	3.701	Ava.	74%	100%	120%	3.287
Outbuilding Total									23,762

Acpt Land

23,300

Accepted Bldg

23,800

Total

47,100

Charlotte
Name: MAHER, MICHAEL

Valuation Report

02/14/2026

Page 338

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 Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
6.70	Acre-Rear Land 1	480.00	3,216.00	100%		3,216
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 7.70						Land Total 22,416

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1170 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						
None	Economic Obsolescence		Phys. %		Func. %	Econ. %
	None		71%		100%	120%
						118,569

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1970	230	B 100	1.275	Ava.	1.086
2S Frame Garae	1970	1144	C 110	23.948	Ava.	19.829
Outbuilding Total						20,915

Acpt Land 22,400 **Accepted Bldg** 139,500 **Total** 161,900

Charlotte
 Name: MAINE,STATE OF
 ROUND POND BEACH

Valuation Report

02/14/2026
 Page 339
 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 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 x 50	Front-Round Pond	300.00	30,000.00	100%		30,000	
900 x 50	Front-Round Pond	300.00	135,000.00	50.0%	Excess Frtg.	67,500	
400 x 50	Front-Round Pond	300.00	60,000.00	50.0%	Excess Frtg.	30,000	
5.48	Acre-Wasteland	144.00	789.12	100%		789	
Total Acres 7.20					Land Total	128,289	
Acpt Land		128,300	Accepted Bldg		0	Total	128,300

Charlotte
Name: MAINE,STATE OF

Valuation Report

02/14/2026
Page 340
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

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
Tree Growth 0 1st Mortgage 0
Exemption(s) 41 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
31.00	Acre-Rear Land 1	480.00	14,880.00	100%		14,880
Total Acres 31.00					Land Total	14,880
Accpt Land		14,900	Accepted Bldg	0	Total	14,900

Charlotte
Name: MAINE,STATE OF

Valuation Report

02/14/2026
Page 341
010-009
STATION RD

Account: 463 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 67 STATION RD

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
Total Acres 100.00					Land Total	42,000

Acpt Land	42,000	Accepted Bldg	0	Total	42,000
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Charlotte
Name: MAINE,STATE OF

Valuation Report

02/14/2026
Page 342
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

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
Tree Growth 0 1st Mortgage 0
Exemption(s) 41 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.10	Acre-Baselot	6,000.00	600.00	90.0%	Unimproved	540	
Total Acres 0.10				Land Total		540	
Acpt Land		500	Accepted Bldg	0	Total	500	

Charlotte
 Name: MAINE,STATE OF

Valuation Report

02/14/2026
 Page 343
 010-013
 STATE RD

Account: 467 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 67 STATION RD

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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 41 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.17	Acre-Baselot	6,000.00	1,020.00	90.0%	Unimproved	918	
Total Acres 0.17			Land Total			918	
Acpt Land		900	Accepted Bldg		0	Total	900

Neighborhood 64 SHERRARD LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 08/12/2024
Sale Price 235,000
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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.00					Land Total	19,680

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
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	51,223	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1983	448	C 100	9.462	Ava.	78%	95%	120%	8.413
Wood Deck	1983	405	C 100	1.745	Ava.	78%	95%	120%	1.552
Frame Garage	1983	336	D 100	5.436	Ava.	78%	100%	120%	5.088
Frame Shed	2015	168	D 100	1.532	Ava.	94%	100%	120%	1.728
Outbuilding Total									16,781

Acpt Land 19,700 **Accepted Bldg** 68,000 **Total** 87,700

Charlotte
Name: MATWEECHA, BRIAN

Valuation Report

02/14/2026

Page 345

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
36.00	Acre-Rear Land 2	360.00	12,960.00	100%		12,960
Total Acres 86.00					Land Total	36,960

Acpt Land	37,000	Accepted Bldg	0	Total	37,000
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Charlotte
Name: MAXWELL, KEVIN

Valuation Report

02/14/2026
Page 346
007-012
8 PHILIPS WAY

Account: 181

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	216,000	0	216,000	216,000	0	216,000
2	5,200	0	5,200	5,200	0	5,200
TOTAL	221,200	0	221,200	221,200	0	221,200

Charlotte
Name: MAXWELL, KEVIN

Valuation Report

02/14/2026

Page 347

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	Front-Round Pond	300.00	30,000.00	100%		30,000
500 x 200	Front-Round Pond	300.00	150,000.00	50.0%	Excess Frtg.	75,000
900 x 200	Front-Round Pond	300.00	270,000.00	10.0%	Topography	27,000
900 x 200	Front-Round Pond	300.00	270,000.00	10.0%	Topography	27,000
500 x 200	Front-Round Pond	300.00	150,000.00	10.0%	Topography	15,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
Total Acres 113.32					Land Total	216,000

Acpt Land 216,000 **Accepted Bldg** 0 **Total** 216,000

Charlotte
 Name: MAXWELL, KEVIN

Valuation Report

02/14/2026

Page 348

Map/Lot:

007-012

Location:

8 PHILIPS WAY

Account: 181 Card: 2 of 2

Neighborhood 54 PHILLIPS WAY

Zoning/Use Rural
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 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 0 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.65	Acre-Rear Land 3	240.00	5,196.00	100%		5,196
Total Acres 21.65					Land Total	5,196
Acpt Land		5,200	Accepted Bldg		0	Total
						5,200

Neighborhood 62 SAWYER LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
9.00	Acre-Rear Land 1	480.00	4,320.00	100%		4,320
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 10.00					Land Total	23,520

Dwelling Description				Replacement Cost New		
Ranch	One Story	1408 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	570 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt		5,643
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(Rcnld)	
None	None	91%	100%	120%	126,785	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	496	B 100	2.573	Good	91%	100%	120%	2.809
Patio	2004	336	B 100	1.792	Good	91%	100%	120%	1.957
Outbuilding Total									4,766

Acpt Land	23,500	Accepted Bldg	131,600	Total	155,100
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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 Well Septic 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.40	Acre-Rear Land 1	480.00	192.00	100%		192
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.40						Land Total 19,392

Dwelling Description				Replacement Cost New	
Log Home	One & 1/2 Story	1248 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
Foundation	Concrete	Basement	None	Basement	-5,271
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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(Rcnld)	
None	None	79%	100%	120%	80,778	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1986	192	D 110	2.451	Ava.	79%	100%	120%	2.323
2S Frame Garage	1986	1280	D 110	21.682	Ava.	79%	100%	120%	20.555
Outbuilding Total									22,878

Acpt Land 19,400 **Accepted Bldg** 103,700 **Total** 123,100

Charlotte
 Name: MCDONALD, DANIEL P
 MCDONALD, AMY JS

Valuation Report

02/14/2026
 Page 351
 008-020-1
 8 ALDER WAY

Account: 297 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 ALDER WAY

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 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	Acre-Rear Land 1	480.00	19,200.00	100%		19,200
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 40.00					Land Total	26,400

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garaae	2007	1500	C 100	27.705	Ava.	90%	100%	120%	29,921	
Outbuilding Total									29,921	
Acpt Land		26,400	Accepted Bldg		29,900	Total		56,300		

Charlotte
 Name: MCDONALD, DANIEL P
 MCDONALD, AMY J S

Valuation Report

02/14/2026
 Page 352
 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 Well Septic 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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000
5.20	Acre-Rear Land 1	480.00	2,496.00	100%		2,496
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
Total Acres 6.20					Land Total	14,256

Accpt Land 14,300 **Accepted Bldg** 0 **Total** 14,300

Charlotte
 Name: MCLAUGHLIN, DAVID G
 MCLAUGHLIN, JEFFERY L
 Account: 95 Card: 1 of 1

Valuation Report

02/14/2026
 Page 353
 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	Front-Pennamaquan Lake	420.00	29,698.49	100%		29,698
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.23			Land Total			31,498

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
Foundation	Wood Post/Rock	Basement	None	Basement	-4,283
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. %
None		None		79%	100%	120%
						Value(Rcnld)
						19,451

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2014	120	C 100	605	Ava.	94%	100%	120%	683
Wood Deck	1960	30	D 100	201	Ava.	64%	100%	120%	155
Outbuilding Total									838

Acpt Land 31,500 **Accepted Bldg** 20,300 **Total** 51,800

Charlotte
 Name: MCLAUGHLIN, DAVID G

Valuation Report

02/14/2026

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Map/Lot:

020-005-2

Location:

3 CARLISLE LN

Account: 516 Card: 1 of 1

Neighborhood 23 CARLISLE LN

Zoning/Use Rural
 Topography
 Utilities
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 5,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0

Tree Growth Exemption(s) 1st Mortgage
 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.41	Acre-Baselot	6,000.00	2,460.00	100%		2,460	
Total Acres 0.41					Land Total	2,460	
Acpt Land		2,500	Accepted Bldg		0	Total	2,500

Valuation Report

Account: 488 Card: 1 of 1

Map/Lot: 015-041.2
Location: 23 SAND DIKE LN

Neighborhood 13	ANNAS DR	Sale Data	
Zoning/Use	Shorefront	Sale Date	12/30/1899
Topography	Level	Sale Price	0
Utilities		Sale Type	
Street	Street Surface	Financing	
		Verified	
		Validity	

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	Acre-Baslot Behind Water	14,400.00	12,960.00	100%		12,960
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.90					Land Total	20,160

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
Foundation	Concrete Slab	Basement	None	Basement	-7,842
Fin. Basement Area	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. %
None		None		82%	80%	120%
						Value(Rcnld)
						53,511

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1972	168	D 110	2.230	Good	1.756
Frame Shed	1972	120	D 110	1.353	Good	1.064
Frame Garage	1972	676	D 110	10.479	Good	8.249
Unfinished Attic	1972	676	D 110	1.816	Good	1.429
Frame Shed	1972	260	D 110	2.321	Good	1.826
Outbuilding Total						14,324

Acpt Land	20,200	Accepted Bldg	67,800	Total	88,000
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Account: 50 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 13 ANNAS DR

Zoning/Use Shorefront
Topography Above Street
Utilities Shared Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	25.00%	Fract. Share	900
0.80	Acre-Baselot Behind RR	48,000.00	38,400.00	100%		38,400
Total Acres 0.80			Land Total			42,900

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
Foundation	Piers	Basement	None	Basement	-7,469
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. %
Incomplete		None		60%	85%	120%
						22,225

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Open Frame Porch	1950	84	D 100	655	Ava.	60%	85%	120%	401
Frame Shed	1950	48	E 100	474	Ava.	58%	100%	120%	330
Outbuilding Total									731

Acpt Land	42,900	Accepted Bldg	23,000	Total	65,900
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Charlotte
Name: MEACOCK, LESLIE III

Valuation Report

02/14/2026

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015-041.3

Account: 489 Card: 1 of 1

Map/Lot:
Location:

2 LAKEVIEW RETREAT

Neighborhood 13 ANNAS DR

Sale Data

Zoning/Use Residential
Topography Level
Utilities
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Acre-Baslot Behind Water	14,400.00	12,960.00	100%		12,960
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.90					Land Total	16,560

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1016 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

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%	120%	134,305

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%	120%	1.758
Frame Garage	2017	896	B 100	18.110	Ava+	100%	100%	120%	21.732
Outbuilding Total									23,490

Acpt Land

16,600

Accepted Bldg

157,800

Total

174,400

Charlotte
 Name: MEACOCK, MARGARET M (LE)
 (MEACOCK,LESLIE III;BRUCE,MERILEE &
 Account: 48 Card: 1 of 1

Valuation Report

02/14/2026

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Map/Lot: 015-041-41-1-42-1
 Location: 23 SAND DIKE LANE

Neighborhood 13 ANNAS DR

Sale Data

Zoning/Use Shorefront
 Topography Level
 Utilities Drilled Well Septic System
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot Behind RR	48,000.00	96,000.00	100%	Unimproved	96,000
16.20	Acre-Rear Land 1	480.00	7,776.00	100%		7,776
Total Acres 18.20			Land Total			103,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Stable w/Loft	2000	1148	C 100	14.629	Good	90%	100%	120%	15.799
Frame Shed	2000	492	D 100	3.567	Ava.	86%	100%	120%	3.682
Frame Shed	2000	492	D 100	3.567	Ava.	86%	50%	120%	1.841
Outbuilding Total									21,322

Acpt Land 103,800 **Accepted Bldg** 21,300 **Total** 125,100

Charlotte
Name: MEACOCK, MERILEE

Valuation Report

02/14/2026
Page 359
015-044
45 ANNAS DR

Account: 51

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,400	0	38,400	38,400	0	38,400
2	0	95,800	95,800	0	95,800	95,800
TOTAL	38,400	95,800	134,200	38,400	95,800	134,200

Charlotte
Name: MEACOCK, MERILEE

Valuation Report

02/14/2026

Page 360

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acre-Baselot Behind RR	48,000.00	38,400.00	100%		38,400
Total Acres 0.80				Land Total		38,400
Acpt Land		38,400	Accepted Bldg		0	Total
						38,400

Charlotte
Name: MEACOCK, MERILEE

Valuation Report

02/14/2026

Page 361

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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade 0.00	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						
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%	120%	91,471	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2018	168	B 100	1.768	Ava+	100%	100%	120%	2.122
Open Frame Porch	2018	180	B 100	1.880	Ava+	100%	100%	120%	2.256
Outbuilding Total									4,378

Accpt Land 0 **Accepted Bldg** 95,800 **Total** 95,800

Charlotte
Name: MEHR, MICHAEL PATRICK JR

Valuation Report

02/14/2026

Page 362

Map/Lot:

011-006

Account: 157

Location:

29 GRANDVIEW RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	21,300	49,000	70,300	21,300	49,000	70,300
2	19,600	19,200	38,800	19,600	19,200	38,800
TOTAL	40,900	68,200	109,100	40,900	68,200	109,100

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 Well Septic System
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
4.34	Acre-Rear Land 1	480.00	2,083.20	100%		2,083
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 5.34			Land Total			21,283

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
Foundation	Concrete	Basement	Dry None	Basement		-3,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall Unit	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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1950	0	Typical	Typical	Average	Typical		59,494
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	60%	100%	120%		42,836	

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storv Frame	1950	270	D 110	5.144	Ava.	60%	100%	120%	3.703	
Encl Frame Porch	1950	80	D 110	1.419	Ava.	60%	100%	120%	1.021	
Frame Shed	1950	192	E 100	1.026	Poor	30%	100%	120%	370	
Frame Shed	1950	320	E 100	1.516	Ava-	49%	100%	120%	892	
Frame Shed	1950	64	E 100	536	Poor	30%	100%	120%	193	
Outbuilding Total									6,179	

Acpt Land 21,300 **Accepted Bldg** 49,000 **Total** 70,300

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 Well Septic System
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.86	Acre-Rear Land 1	480.00	412.80	100%		413
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.86						Land Total 19,613

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
Foundation	Concrete Slab	Basement	None	Basement	-5,806
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%	120%	17,099

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%	120%		2,128
Outbuilding Total										2,128

Acpt Land 19,600 **Accepted Bldg** 19,200 **Total** 38,800

Charlotte
 Name: MEHR, MICHAEL PATRICK JR

Valuation Report

02/14/2026

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Map/Lot:

008-030

Account: 309 Card: 1 of 1

Location:

35 GRAND VIEW DR

Neighborhood 36 GRANDVIEW RD

Sale Data

Zoning/Use Rural
 Topography Above Street
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
45.00	Acre-Rear Land 1	480.00	21,600.00	100%		21,600
Total Acres 46.00					Land Total	27,000

Acpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Charlotte
 Name: MERRITT,WILLIAM,JOAN & JOHN

Valuation Report

02/14/2026
 Page 366
 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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 114	Front-Pennamaquan Lake	420.00	31,709.30	90.0%	Unimproved	28,538
Total Acres 0.26					Land Total	28,538
Acpt Land		28,500	Accepted Bldg		0	Total
						28,500

Charlotte
 Name: METZ, MARK A
 WATSON, MARTIN A

Valuation Report

02/14/2026

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Account: 310 Card: 1 of 1

Map/Lot:
 Location:

008-031
 GRAND VIEW RD

Neighborhood 36 GRANDVIEW RD

Sale Data
 Sale Date 07/16/2024
 Sale Price 210,995
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000	
59.00	Acre-Rear Land 3	240.00	14,160.00	100%		14,160	
Total Acres 160.00					Land Total	61,560	
Accpt Land		61,600	Accepted Bldg		0	Total	61,600

Account: 151 Card: 1 of 1

Map/Lot: 011-002
Location: 869 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
24.00	Acre-Rear Land 1	480.00	11,520.00	100%		11,520
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 25.00					Land Total	30,720

Dwelling Description

Replacement Cost New

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
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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1940	Old Type	Old Type	Good	Typical	55,139
Functional Obsolescence						Value(Rcnld)
None				70%	120%	44,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1890	260	D 110	4.953	Good	70%	95%	120%	3.952
Wood Deck	1890	72	D 110	373	Good	70%	95%	120%	298
Frame Garae	1890	624	C 100	10.854	Ava.	50%	100%	120%	6.512
Outbuilding Total									10,762

Acpt Land 30,700 **Accepted Bldg** 54,800 **Total** 85,500

Charlotte
 Name: MILONE, LUIGI
 MILONE, ALTERRA

Valuation Report

02/14/2026

Page 369

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 Well Septic System
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
1.00	Acre-Rear Land 2	360.00	360.00	100%		360
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 52.00						Land Total 43,560

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

Foundation	Concrete	Basement	Dry 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. % 120%	Value(Rcnld)			140,339

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1987	120	B 110	812	Good	86%	100%	120%	838
Patio	1987	112	B 100	699	Ava.	79%	100%	120%	662
Frame Garage	1987	1120	B 100	22.119	Ava.	79%	100%	120%	20.969
One Storv Frame	1987	154	B 110	4.364	Good	86%	100%	120%	4.504
Unfin Basement	1987	154	B 110	4.561	Good	86%	100%	120%	4.706
One Storv Frame	1987	56	B 110	1.587	Good	86%	100%	120%	1.638
Unfin Basement	1987	56	B 110	3.957	Good	86%	100%	120%	4.084
Outbuilding Total									37,401

Acpt Land 43,600 **Accepted Bldg** 177,700 **Total** 221,300

Charlotte
Name: MITCHELL, DAVID A

Valuation Report

02/14/2026

Page 370

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 Well Septic 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
Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
17.10	Acre-Softwood TG	165.60	2,208.77	100%		2,209
11.50	Acre-Mixed Wood TG	199.20	1,786.82	100%		1,787
2.40	Acre-Rear Land 1	480.00	1,152.00	100%		1,152
Total Acres 32.00			Land Total			24,348

Dwelling Description				Replacement Cost New		
Contemporary	One Story	1536 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
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	Typical			174,781
Functional Obsolescence	None	Economic Obsolescence	None	Phys. % 95%	Func. % 100%	Econ. % 120%	Value(Rcnld)	
							199,250	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garae	2014	1152	C 110	20.460	Ava.	94%	100%	120%	23,078
Frame Garae	2017	576	B 100	12.383	Ava+	95%	100%	120%	14,117
Wood Deck	2017	760	B 100	3.861	Ava+	95%	100%	120%	4,402
Outbuilding Total									41,597

Acpt Land 24,300 **Accepted Bldg** 240,800 **Total** 265,100

Charlotte
 Name: MITCHELL, JAMES

Valuation Report

02/14/2026

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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

Tran/Land/Bldg 0 2 0

Tree Growth 2022 1st Mortgage 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.50	Acre-Rear Land 1	480.00	4,080.00	100%		4,080	
13.10	Acre-Softwood TG	165.60	1,692.10	100%		1,692	
15.90	Acre-Mixed Wood TG	199.20	2,470.48	100%		2,470	
2.50	Acre-Hardwood TG	180.00	351.00	100%		351	
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000	
Total Acres 41.00			Land Total			14,593	
Accpt Land		14,600	Accepted Bldg		0	Total	14,600

Charlotte
Name: MITCHELL, JAMES R

Valuation Report

02/14/2026

Page 372

Map/Lot:

019-013

Account: 72 Card: 1 of 1

Location:

7 HIDDEN DR

Neighborhood 42	HIDDEN DR	Sale Data	
Zoning/Use	Shorefront	Sale Date	12/30/1899
Topography	Below Street	Sale Price	0
Utilities		Sale Type	
Street	Gravel	Financing	
		Verified	
		Validity	

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	
50 x 247	Front-Pennamaquan Lake	420.00	23,337.42	100%	23,337	
Total Acres 0.28			Land Total		23,337	

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
Foundation	Piers	Basement	None	Basement	-4,290
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		67%	72%	120%	13,253

Acpt Land	23,300	Accepted Bldg	13,300	Total	36,600
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Neighborhood 64 SHERRARD LN

Zoning/Use Rural
Topography Below Street
Utilities Dug Well 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 200	Front-Round Pond	300.00	30,000.00	100%		30,000
300 x 200	Front-Round Pond	300.00	90,000.00	50.0%	Excess Frtg.	45,000
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
1.80	Acre-Rear Land 1	480.00	864.00	100%		864
Total Acres 3.64			Land Total			81,624

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
Foundation	Piers	Basement	None	Basement	-10,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	48,446	

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%	120%	8.207
1SFr Overhand	1960	78	B 100	2.009	Good	79%	100%	120%	1.904
Wood Deck	1960	240	B 100	1.324	Ava+	71%	100%	120%	1.128
Frame Shed	1960	276	B 100	3.288	Good	79%	100%	120%	3.118
Wood Deck	1960	192	B 100	1.089	Ava+	71%	100%	120%	928
Outbuilding Total									15,285

Acpt Land	81,600	Accepted Bldg	63,700	Total	145,300
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Charlotte
 Name: MOHOLLAND, ROBERT
 MOHOLLAND, JANET C
 Account: 45 Card: 1 of 1

Valuation Report

02/14/2026
 Page 374
 015-040
 21 ANNAS DR

Map/Lot:
 Location:

Neighborhood 13 ANNAS DR

Zoning/Use Residential
 Topography Above Street
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.00					Land Total	19,680

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	1098 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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						Value(Rcnld)
None		None		89%	100%	136,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1996	323	C 100	6.438	Ava-	78%	100%	120%	6.026
Wood Deck	1996	828	C 100	3.437	Ava.	84%	100%	120%	3.464
Outbuilding Total									9,490

Acpt Land

19,700

Accepted Bldg

146,300 **Total**

166,000

Neighborhood 71 WILDLIFE LN

Zoning/Use Shorefront
Topography Level
Utilities Septic System
Street Semi-Improved

Sale Data
Sale Date 06/30/2023
Sale Price 350,000
Sale Type Land & Buildings
Financing Unknown
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 300	Front-Pennamaquan Lake	420.00	51,439.28	100%		51,439
50 x 300	Front-Pennamaquan Lake	420.00	25,719.65	50.0%	Excess Frtg.	12,860
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 1.03					Land Total	67,899

Dwelling Description				Replacement Cost New		
Ranch	One Story	1600 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	
Foundation	Concrete	Basement	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(Rcnld)
Incomplete		None		95%	90%	120%	161,263

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2016	560	A 100	14.872	Ava.	95%	90%	120%	15.258
Frame Shed	2016	240	C 100	2.419	Ava.	95%	100%	120%	2.758
Wood Deck	2016	160	B 100	933	Ava.	95%	100%	120%	1.063
Outbuilding Total									19,079

Acpt Land	67,900	Accepted Bldg	180,300	Total	248,200
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Charlotte
 Name: MORANG, DAVID
 MORANG, VICKI

Valuation Report

02/14/2026

Page 376

Account: 27 Card: 1 of 1

Map/Lot:
 Location:

015-024
 21 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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 50	Front-Round Pond	300.00	15,000.00	100%		15,000
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%		1,800
Total Acres 0.11					Land Total	20,400

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
Foundation	Piers	Basement	None	Basement	-6,790
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(Rcnld)
None		None		65%	100%	120%	26,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1960	552	D 100	1.913	Ava.	65%	100%	120%	1.492
Frame Shed	1960	144	D 100	1.381	Ava.	65%	100%	120%	1.078
Outbuilding Total									2,570

Acpt Land

20,400

Accepted Bldg

28,700

Total

49,100

Charlotte
Name: MORANG, DAVID II

Valuation Report

02/14/2026

Page 377

Account: 16 Card: 1 of 1

Map/Lot:
Location:

015-014
45 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data
Sale Date 08/04/2023
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use Shorefront
Topography Below Street
Utilities
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 7 1 8
Tree Growth 0 1st Mortgage 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78 x 100	Front-Round Pond	300.00	16,546.30	100%		16,546
Total Acres 0.18			Land Total			16,546

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
Foundation	Wood Post/Rock	Basement	None	Basement	-3,342
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	-311
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	12,645
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		65%	50%	120%
						Value(Rcnd)
						4,932

Acpt Land 16,500 **Accepted Bldg** 4,900 **Total** 21,400

Charlotte
 Name: MORRIS, AARON
 MORRIS, CHRISTINE
 Account: 141 Card: 1 of 1

Valuation Report

02/14/2026
 Page 378
 018-013
 180 CHARLOTTE RD

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Round Pond	300.00	26,832.82	100%		26,833
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.37			Land Total			34,033

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
Foundation	Concrete	Basement	Dry 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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		95%	100%	120%	57,341

Accpt Land 34,000 **Accepted Bldg** 57,300 **Total** 91,300

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

Valuation Report

02/14/2026
Page 379
004-019
73 DAMON RIDGE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	61,900	116,000	177,900	61,900	116,000	177,900
2	19,200	60,000	79,200	19,200	60,000	79,200
TOTAL	81,100	176,000	257,100	81,100	176,000	257,100

Charlotte
 Name: MORRIS, AARON
 MORRIS, CHRISTINE

Valuation Report

02/14/2026

Page 380

Account: 394 Card: 1 of 2

Map/Lot:
 Location:

004-019
 73 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data	
Sale Date	12/30/1899
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
3.00	Acre-Rear Land 3	240.00	720.00	100%		720
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 104.00			Land Total			61,920

Dwelling Description				Replacement Cost New	
Conventional	One Story	1622 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
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,120
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	2008	Typical	Typical	Good	Typical	101,220
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	120%	111,747	

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%	120%	2,208
Open Frame Porch	2005	36	C 100	428	Good	92%	100%	120%	473
Frame Shed	2005	240	E 100	1,210	Ava.	89%	90%	120%	1,163
Wood Deck	2005	54	C 100	341	Good	92%	100%	120%	377
Outbuilding Total									4,221

Acpt Land 61,900 **Accepted Bldg** 116,000 **Total** 177,900

Charlotte
 Name: MORRIS, AARON
 MORRIS, CHRISTINE

Valuation Report

02/14/2026

Page 381

Account: 394 Card: 2 of 2

Map/Lot:
 Location:

004-019
 73 DAMON RIDGE RD

Neighborhood 30 DAMON RIDGE RD

Sale Data

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

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00			Land Total			19,200

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
Foundation	Piers	Basement	None	Basement	-4,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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% 120%	54,821

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%	120%	2,858
Unfinished Attic	2013	720	C 100	2.080	Good	94%	100%	120%	2,346
Outbuilding Total									5,204

Acpt Land

19,200

Accepted Bldg

60,000

Total

79,200

Charlotte
 Name: MORRISON, WENDY

Valuation Report

02/14/2026
 Page 382
 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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Pennamaquan Lake	420.00	42,000.00	50.0%	Restriction	21,000	
400 x 200	Front-Pennamaquan Lake	420.00	168,000.00	10.0%	Restriction	16,800	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
3.70	Acre-Rear Land 2	360.00	1,332.00	100%		1,332	
Total Acres 56.00					Land Total	63,132	
Acpt Land		63,100	Accepted Bldg		0	Total	63,100

Charlotte
 Name: MORSE, RAYMOND
 MORSE, MARIA

Valuation Report

02/14/2026

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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 Well Septic System
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Acre-Rear Land 1	480.00	960.00	100%		960
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.00					Land Total	20,160

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
Foundation	Concrete	Basement	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%	120%	95,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2000	180	B 100	4.638	Good	90%	100%	120%	5.009
Wood Deck	2000	320	B 100	1.714	Good	90%	100%	120%	1.852
Frame Garage	2000	624	B 100	13.242	Good	90%	100%	120%	14.302
1SFr Overhano	2000	72	B 100	1.856	Good	90%	100%	120%	2.004
Outbuilding Total									23,167

Acpt Land

20,200

Accepted Bldg

118,200 **Total**

138,400

Charlotte
 Name: MOWERY, ROY
 MOWERY, LINDA

Valuation Report

02/14/2026

Page 384

Account: 155 Card: 1 of 1

Map/Lot:
 Location:

011-005
 17 GRANDVIEW RD

Neighborhood 36 GRANDVIEW RD

Zoning/Use Residential
 Topography Above Street
 Utilities Drilled Well Septic System
 Street Gravel

Sale Data
 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.60	Acre-Rear Land 1	480.00	768.00	100%		768
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.60						Land Total 19,968

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1008 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
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	120%	139,054

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2006	244	B 100	2.484	Ava.	90%	100%	120%	2.683
Wood Deck	2006	280	B 100	1.519	Ava.	90%	100%	120%	1.640
2S Frame Garaae	2006	576	B 100	15.008	Ava.	90%	100%	120%	16.208
Frame Shed	2006	64	E 100	536	Ava.	89%	100%	120%	572
Outbuilding Total									21,103

Acpt Land 20,000 **Accepted Bldg** 160,200 **Total** 180,200

Charlotte
Name: NICELY ERIN B.

Valuation Report

02/14/2026

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Map/Lot:

005-023-1

Account: 484 Card: 1 of 1

Location:

327 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.70	Acre-Rear Land 1	480.00	336.00	100%		336
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 1.70						Land Total 15,936

Dwelling Description

Replacement Cost New

Ranch	One Story	1500 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade 0.00	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	2,000	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Modern	Modern	Good	Typical	92,248
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	120%
						Value(Rcnd)
						105,163

Acpt Land 15,900 **Accepted Bldg** 105,200 **Total** 121,100

Valuation Report

Neighborhood 75 NO ROAD

Sale Data

Zoning/Use Shorefront
Topography Rolling
Utilities None
Street None

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Moosehorn	180.00	18,000.00	25.00%	Access	4,500	
271 x 200	Front-Moosehorn	180.00	48,780.00	10.0%	Access	4,878	
3.10	Acre-Rear Land 1	480.00	1,488.00	100%		1,488	
Total Acres 4.80						Land Total	10,866

Dwelling Description

Replacement Cost New

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
Foundation	Wood Post/Rock	Basement	None	Basement	-2,880
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	2,843
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-195
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	Obsolete	Obsolete	Fair	Typical	14,764	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Services		30%	90%	108%	4,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1930	84	E 100	400	Fair	30%	90%	108%		117
Outbuilding Total										117

Acpt Land

10,900

Accepted Bldg

4,400

Total

15,300

Charlotte
 Name: NOYES, STEPHEN
 NOYES, DARLENE

Valuation Report

02/14/2026

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Account: 358 Card: 1 of 1

Map/Lot:
 Location:

005-019
 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
Total Acres 1.00					Land Total	5,400	
Acpt Land		5,400	Accepted Bldg	0	Total	5,400	

Charlotte
 Name: NUTTALL, DAVID
 NUTTALL, BARBARA

Valuation Report

02/14/2026

Page 388

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 Well Septic System
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.40	Acre-Rear Land 1	480.00	192.00	100%		192
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.40					Land Total	19,392

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
Foundation	Concrete	Basement	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	52,419
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	120%
						Value(Rcnld)
						52,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
One Storv Frame	1975	320	C 100	6.758	Good	83%	100%	120%	6.731
One Storv Frame	1975	360	C 100	7.603	Good	83%	100%	120%	7.572
One Storv Frame	1975	569	C 100	12.017	Good	83%	100%	120%	11.969
Encl Frame Porch	1975	64	C 100	1.409	Good	83%	100%	120%	1.403
Frame Garage	1975	560	C 100	9.915	Good	83%	100%	120%	9.875
Frame Shed	1975	350	D 100	2.675	Ava.	72%	100%	120%	2.311
Frame Shed	1975	288	E 100	1.394	Ava.	72%	100%	120%	1.205
Frame Shed	1975	64	E 100	536	Ava.	72%	100%	120%	463
Outbuilding Total									41,529

Acpt Land

19,400

Accepted Bldg

93,700

Total

113,100

Charlotte
 Name: NUTTALL, DAVID
 NUTTALL, BARBARA

Valuation Report

02/14/2026
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 007-018-1
 AYERS JCT RD

Account: 189 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 AYERS JCT RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
18.70	Acre-Rear Land 1	480.00	8,976.00	100%		8,976	
Total Acres 18.70			Land Total			8,976	
Acpt Land		9,000	Accepted Bldg		0	Total	9,000

Valuation Report

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00					Land Total	19,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
8Mobile Home	1972	8 x 56	D 100	9.343	Ava-	35%	100%	120%	3,924
One Storv Frame	1972	329	E 100	3.474	Fair	55%	100%	120%	2,293
Open Frame Porch	1972	81	E 100	388	Poor	45%	100%	120%	210
Frame Shed	1972	260	E 100	1.286	Poor	45%	50%	120%	348
Frame Shed	1972	348	E 100	1.624	Ava-	63%	100%	120%	1,228
Outbuilding Total									8,003

Acpt Land 19,200 **Accepted Bldg** 8,000 **Total** 27,200

Charlotte
 Name: ORCHARD, JEFFREY

Valuation Report

02/14/2026
 Page 391
 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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Basemat Behind Water	14,400.00	14,400.00	90.0%	Unimproved	12,960	
14.00	Acre-Rear Land 1	480.00	6,720.00	100%		6,720	
Total Acres 15.00					Land Total	19,680	
Acpt Land		19,700	Accepted Bldg		0	Total	19,700

Neighborhood 45 MAPLE TREE DR

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 x 110	Front-Pennamaquan Lake	420.00	62,296.07	100%		62,296
80 x 110	Front-Pennamaquan Lake	420.00	24,918.43	50.0%	Excess Frtg.	12,459
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.71					Land Total	81,955

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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	0
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(Rcnd)
None		None		93%	100%	120%	120,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	2012	393	B 100	2.070	Ava.	93%	100%	120%	2.310
One Storv Frame	2012	280	B 100	7.215	Ava.	93%	100%	120%	8.052
Open Frame Porch	2012	84	B 100	975	Ava.	93%	100%	120%	1.088
Frame Shed	2012	64	D 100	878	Ava.	93%	100%	120%	980
Outbuilding Total									12,430

Acpt Land 82,000 **Accepted Bldg** 133,100 **Total** 215,100

Charlotte
 Name: OWEN, ROBERT
 OWEN, RUTH

Valuation Report

02/14/2026
 Page 393
 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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 2026 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
20.00	Acre-Softwood TG	165.60	2,583.36	100%		2,583
20.00	Acre-Mixed Wood TG	199.20	3,107.52	100%		3,108
10.00	Acre-Hardwood TG	180.00	1,404.00	100%		1,404
Total Acres 50.00			Land Total			7,095
Accpt Land		7,100	Accepted Bldg		0	Total 7,100

Charlotte
Name: PALMETER, TROY

Valuation Report

02/14/2026

Page 394

Map/Lot:

004-007-1

Account: 382 Card: 1 of 1

Location:

1345 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Fr. A-Homesite (Fract)	12,000.00	11,509.99	100%		11,510
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.92					Land Total	18,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1975	14 x 66	D 100	18.601	Ava.	40%	100%	120%	8.928
Encl Frame Porch	1975	160	D 100	1.960	Ava.	72%	100%	120%	1.693
Frame Shed	1975	100	D 100	1.105	Ava.	72%	100%	120%	955
Outbuilding Total									11,576

Acpt Land

18,700

Accepted Bldg

11,600

Total

30,300

Neighborhood 67 STATION RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well Septic System
Street Semi-Improved

Sale Data
Sale Date 08/28/2024
Sale Price 0
Sale Type Land & Buildings
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
2.58	Acre-Rear Land 1	480.00	1,238.40	100%		1,238
1.00	Acre-Baslot Behind Water	14,400.00	14,400.00	100%		14,400
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 4.58						Land Total 34,838

Dwelling Description				Replacement Cost New	
Conventional	One Story	1154 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
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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	None	None	Average	Typical	71,693
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	81%	120%	66,201	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2022	342	C 110	7.389	Ava.	95%	100%	120%	8,424
Outbuilding Total									8,424

Acpt Land 34,800 **Accepted Bldg** 74,600 **Total** 109,400

Charlotte
 Name: PARKER, RAYMOND J
 PARKER, JESSIE L

Valuation Report

02/14/2026
 Page 396
 011-013
 MT TOM RD

Account: 166 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 48 MT TOM RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
43.00	Acre-Wasteland	144.00	6,192.00	100%		6,192
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
28.00	Acre-Rear Land 3	240.00	6,720.00	100%		6,720
Total Acres 172.00			Land Total			65,712

Accpt Land 65,700 **Accepted Bldg** 0 **Total** 65,700

Charlotte
 Name: PARKS, ROY ALLEN
 PARKS, SUSAN KARER

Valuation Report

02/14/2026

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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 Well Septic System
 Street Semi-Improved

Sale Data
 Sale Date 01/07/2025
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 10 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	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
150 x 200	Front-Pennamaquan Lake	420.00	63,000.00	50.0%	Excess Frtg.	31,500
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
Total Acres 1.15			Land Total			79,260

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	700 Sqft	Grade D 100	Base	62,228
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0

Foundation	Piers	Basement	None	Basement	-6,888
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-3,552
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	-1,292
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1958	0	Typical	Typical	Average	Typical	51,634	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		64%	100%	120%	39,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1958	168	E 100	934	Ava.	62%	100%	120%	695
Frame Garaae	1958	320	C 100	6.394	Ava.	62%	100%	120%	4,757
Outbuilding Total									5,452

Acpt Land 79,300 **Accepted Bldg** 45,100 **Total** 124,400

Charlotte
 Name: PIERCE, AMY E
 KREPPEIN, JOHN P

Valuation Report

02/14/2026

Page 398

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
1.08	Acre-Rear Land 1	480.00	518.40	100%		518
Total Acres 2.08			Land Total			11,318
Acpt Land		11,300	Accepted Bldg		0	Total
						11,300

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.40	Acre-Rear Land 1	480.00	1,152.00	100%		1,152
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.40					Land Total	20,352

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Concrete Slab	1974	868	C 100	2.231	Ava.	71%	100%	120%	1,901
Outbuilding Total									1,901

Accpt Land

20,400

Accepted Bldg

1,900

Total

22,300

Neighborhood 19 BOWEN EXTENSION

Sale Data

Zoning/Use Shorefront
Topography Below Street
Utilities Lake/Pond Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000	
160 x 200	Front-Pennamaquan Lake	420.00	67,200.00	50.0%	Excess Frtg.	33,600	
1.00	Impr-Lot Improvements	3,600.00	3,600.00	25.00%	Fract. Share	900	
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600	
Total Acres 1.19						Land Total	80,100

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

Foundation	Piers	Basement	None	Basement	-3,053
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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1941	2006	Obsolete	Old Type	Below Average	Typical	16,840
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		46%	95%	120%

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%	120%	1,279
Open Frame Porch	1941	105	E 110	529	Ava-	46%	95%	120%	277
Frame Shed	1941	110	E 110	783	Ava-	46%	95%	120%	410
Frame Shed	1941	72	E 110	623	Ava-	46%	95%	120%	328
Outbuilding Total									2,294

Acpt Land

80,100

Accepted Bldg

11,100

Total

91,200

Charlotte
Name: POMEROY, MATTHEW DAVID

Valuation Report

02/14/2026

Page 401

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

1st Mortgage

Exemption(s)

Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.38	Acre-Baselot Behind RR	48,000.00	18,240.00	100%	18,240	
Total Acres 0.38			Land Total		18,240	
Acpt Land		18,200	Accepted Bldg	0	Total	
					18,200	

Charlotte
Name: PORTER, RONALD

Valuation Report

02/14/2026
Page 402
007-003
AYERS JCT RD

Account: 169 Card: 1 of 1
Map/Lot: Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Rural
Topography Rolling
Utilities
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	
44.50	Acre-Rear Land 1	480.00	21,360.00	100%	21,360	
Total Acres 44.50			Land Total		21,360	
Acpt Land		21,400	Accepted Bldg	0	Total	
					21,400	

Valuation Report

Neighborhood 64 SHERRARD LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Fr. A-Homesite (Fract)	12,000.00	11,447.27	100%		11,447
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.91			Land Total			18,647

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
Foundation	Concrete	Basement	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%	120%	70,324

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1SFr Overhans	1975	80	C 100	1.690	Ava-	66%	100%	120%	1.338
1SFr Overhans	1975	80	C 100	1.690	Ava-	66%	100%	120%	1.338
Basement Entrv	1975	64	C 100	1.409	Ava-	66%	100%	120%	1.116
Frame Garaae	1987	576	C 100	10.150	Ava-	66%	100%	120%	8.039
Canopv	1975	128	E 100	772	Ava.	72%	100%	120%	667
Frame Shed	1975	150	E 100	865	Ava.	72%	100%	120%	748
Outbuilding Total									13,246

Acpt Land	18,600	Accepted Bldg	83,600	Total	102,200
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Charlotte
 Name: PRESCOTT, MICHAEL M
 PRESCOTT, MELISSA

Valuation Report

02/14/2026

Page 404

Account: 24 Card: 1 of 1

Map/Lot:
 Location:

015-022
 23 ROUND POND RD

Neighborhood 58 ROUND POND LN

Sale Data	
Sale Date	10/27/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shorefront
 Topography Below Street
 Utilities Lake/Pond Septic System
 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
60 x 68	Front-Round Pond	300.00	10,495.72	100%		10,496
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%		1,800
Total Acres 0.09						Land Total 15,896

Dwelling Description				Replacement Cost New	
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
Foundation	Piers	Basement	None	Basement	-7,016
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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	34,277
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	120%
						Value(Rcnld)
						31,261

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1980	250	D 100	922	Ava.	841
Frame Shed	1980	64	E 100	536	Poor	322
Outbuilding Total						1,163

Acpt Land	15,900	Accepted Bldg	32,400	Total	48,300
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Charlotte
 Name: PRESCOTT, MICHAEL M
 PRESCOTT, MELISSA

Valuation Report

02/14/2026

Page 405

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
40 x 109	Front-Round Pond	300.00	8,858.89	60.0%	Restriction	5,315	
Total Acres 0.10					Land Total	5,315	
Acpt Land		5,300	Accepted Bldg		0	Total	5,300

Charlotte
Name: PRESTON JOAN

Valuation Report

02/14/2026

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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 Well Septic 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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acre-Baselot	6,000.00	6,000.00	100%		6,000
0.90	Acre-Rear Land 1	480.00	432.00	100%		432
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.90					Land Total	13,632

Accpt Land 13,600 **Accepted Bldg** 0 **Total** 13,600

Charlotte
Name: PRICE, JAMES M

Valuation Report

02/14/2026

BEST, KATHERINE GAYE

Page 407

Account: 144 Card: 1 of 1

Map/Lot:
Location:

018-016
174 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Shorefront
Topography Below Street
Utilities Lake/Pond Septic 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
75 x 150	Front-Round Pond	300.00	19,485.58	100%		19,486
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.26					Land Total	24,886

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
Foundation	Piers	Basement	None	Basement	-5,766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	30,975	

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%	120%		614
Outbuilding Total										614

Acpt Land	24,900	Accepted Bldg	31,600	Total	56,500
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Charlotte
 Name: PRIDE, DEBORAH A.
 FARNUM, WALLACE E.

Valuation Report

02/14/2026

Page 408

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 Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 300	Front-Pennamaquan Lake	420.00	51,439.28	100%		51,439
50 x 300	Front-Pennamaquan Lake	420.00	25,719.65	50.0%	Excess Frtg.	12,860
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.03					Land Total	71,499

Dwelling Description

Replacement Cost New

Ranch	One Story	1540 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
Foundation	Concrete	Basement	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(Rcnld)
None		None		79%	100%	120%	114,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1986	600	B 100	15.460	Ava.	79%	100%	120%	14.656
Unfinished Attic	1986	700	B 100	2.501	Ava.	79%	100%	120%	2.371
Wood Deck	1986	660	B 100	3.373	Ava.	79%	100%	120%	3.198
Outbuilding Total									20,225

Acpt Land 71,500 **Accepted Bldg** 135,200 **Total** 206,700

Charlotte
 Name: PUCKETT, BRANDON
 ABERNETHY, SARAHMARIE

Valuation Report

02/14/2026

Page 409

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
14.00	Acre-Rear Land 1	480.00	6,720.00	100%		6,720	
Total Acres 15.00					Land Total	12,120	

Acpt Land 12,100 **Accepted Bldg** 0 **Total** 12,100

Charlotte
 Name: PUCKETT, BRANDON
 ABERNETHY, SARAHMARIE

Valuation Report

02/14/2026

Page 410

Account: 388 Card: 1 of 1

Map/Lot:
 Location:

004-011
 10 ARBO RD

Neighborhood 14 ARBO RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic 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) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
26.00	Acre-Rear Land 1	480.00	12,480.00	100%		12,480
15.00	Acre-Blueberry	2,400.00	36,000.00	100%		36,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 42.00						Land Total 67,680

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
Foundation	Concrete Slab	Basement	None	Basement	-9,960
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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Average	Typical	56,628
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 120%	62,517

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1975	484	C 100	8.800	Ava.	72%	100%	120%	7.603
Finished Attic	1975	1260	C 100	9.137		72%	100%	120%	10.964
Frame Shed	1975	1260	D 100	6.042		72%	100%	120%	7.250
Outbuilding Total									25,817

Acpt Land 67,700 **Accepted Bldg** 88,300 **Total** 156,000

Charlotte
 Name: REARDON, LUCAS
 GOWER, GOWER, KRISTEN
 Account: 63 Card: 1 of 1

Valuation Report

02/14/2026
 Page 411
 019-007
 12 HAWKES LN

Map/Lot:
 Location:

Neighborhood 39 HAWKES LN

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic 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	Front-Pennamaquan Lake	420.00	35,761.72	100%		35,762
80 x 145	Front-Pennamaquan Lake	420.00	28,609.37	50.0%		14,305
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.60						Land Total 57,267

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
Foundation	Piers	Basement	None	Basement	-6,750
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. %
None		None		87%	100%	120%
						Value(Rcnld)
						60,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1990	48	D 100	260	Good	87%	100%	120%	271
Encl Frame Porch	1990	152	D 100	1.893	Good	87%	100%	120%	1.976
Frame Shed	1990	150	D 100	1.419	Ava.	80%	100%	120%	1.362
Frame Shed	1990	25	D 100	633	Ava.	80%	100%	120%	607
Wood Deck	1990	120	D 100	496	Ava.	80%	100%	120%	476
Outbuilding Total									4,692

Acpt Land

57,300

Accepted Bldg

64,900

Total

122,200

Charlotte
Name: REARDON, LUCAS

Valuation Report

02/14/2026
Page 412
007-035-4
42 RICE RD

Account: 218 Card: 1 of 1
Map/Lot: Location:

Neighborhood 57 RICE RD

Zoning/Use Rural
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
4.85	Acre-Rear Land 1	480.00	2,328.00	100%		2,328
Total Acres 5.85					Land Total	7,728

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1996	256	E 100	1.271	Poor	61%	50%	120%	466	
Outbuilding Total									466	
Acpt Land		7,700	Accepted Bldg		500	Total		8,200		

Charlotte
 Name: REARDON, LUCAS

Valuation Report

02/14/2026
 Page 413
 007-035-5
 RICE RD

Account: 219 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 57 RICE RD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 01/03/2022
 Sale Price 2,000
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
1.00	Acre-Rear Land 1	480.00	480.00	100%		480	
Total Acres 2.00			Land Total			5,880	
Acpt Land		5,900	Accepted Bldg		0	Total 5,900	

Charlotte
Name: REARDON, LUCAS R

Valuation Report

02/14/2026

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Account: 39 Card: 1 of 1

Map/Lot:
Location:

015-035-2
73 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Residential
Topography Above Street
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.27	Acre-Rear Land 1	480.00	129.60	100%		130
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 1.27						Land Total 15,730

Dwelling Description

Replacement Cost New

Split Level	One Story	1092 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	76,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1981	294	B 100	7.575	Ava.	76%	95%	120%	6.563
1SFr Overhans	1981	42	B 100	1.082	Ava.	76%	95%	120%	937
Outbuilding Total									7,500

Acpt Land

15,700

Accepted Bldg

84,200

Total

99,900

Charlotte
 Name: REED, SCOTT
 REED, JANICE

Valuation Report

02/14/2026

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Account: 302 Card: 1 of 1

Map/Lot:
 Location:

008-024
 898 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities Dug Well Septic System
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
37.00	Acre-Rear Land 1	480.00	17,760.00	100%		17,760
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
Total Acres 38.00						Land Total 35,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1104 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
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-2,875
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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Typical	Typical	Average	Typical	84,300
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	120%	48,051	

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%	120%	468
Frame Shed	1830	235	E 100	1.190	Poor	20%	100%	120%	286
Outbuilding Total									754

Acpt Land

35,500

Accepted Bldg

48,800

Total

84,300

Account: 238 Card: 1 of 1

Map/Lot: 007-035-12+046
Location: 1060 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
5.00	Acre-Rear Land 1	480.00	2,400.00	100%		2,400
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	90.0%	View/Enviro	3,240
Total Acres 6.00					Land Total	21,240

Dwelling Description				Replacement Cost New		
Ranch	One Story	1040 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	
Foundation	Concrete	Basement	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	

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1980	0	Typical	Typical	Average	Typical		71,500
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	76%	100%	120%	65,208		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	240	D 100	1.984	Ava-	68%	100%	120%	1.619
Frame Shed	2021	200	B 100	2.578	Good	95%	100%	120%	2.939
Outbuilding Total									4,558

Acpt Land 21,200 **Accepted Bldg** 69,800 **Total** 91,000

Charlotte
 Name: RINGWALT, ROGER L
 RINGWALT, RICA J

Valuation Report

02/14/2026

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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 Well Septic System
 Street Right-Of-Way

Sale Data
 Sale Date 03/01/2024
 Sale Price 235,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.30	Acre-Rear Land 1	480.00	144.00	100%		144
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.30						Land Total 19,344

Dwelling Description

Replacement Cost New

Other	Two Story	1240 Sqft	Grade C 110	Base	127,765
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-12,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-8,184
Rooms	4				
Bedrooms	2	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
2021	0	Modern	Modern	Above Average	Typical	108,351
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	120%
						Value(Rcnld)
						123,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	2020	192	C 110	2.989	Ava+	95%	100%	120%	3.408
2S Frame Garage	2020	768	C 100	15.503	Ava+	95%	100%	120%	17.674
Finished Attic	2020	512	C 110	8.611	Ava+	95%	100%	120%	9.816
Encl Frame Porch	2020	112	C 110	2.090	Ava+	95%	100%	120%	2.383
Frame Shed	2021	240	C 100	2.419	Ava.	95%	100%	120%	2.758
Frame Shed	2021	128	C 100	1.561	Ava.	95%	100%	120%	1.780
Outbuilding Total									37,819

Acpt Land 19,300 **Accepted Bldg** 161,300 **Total** 180,600

Charlotte
 Name: RIVAS IRREVOCABLE TRUST DATED 11/27/17
 RIVAS, SCOTT W (TRUSTEE)
 Account: 270 Card: 1 of 1

Valuation Report

02/14/2026
 Page 418
 009-021-1
 OSCAR BROWN RD

Map/Lot:
 Location:

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	
100 x 200	Front-Round Pond	300.00	30,000.00	90.0%	Access	27,000	
560 x 200	Front-Round Pond	300.00	168,000.00	50.0%	Excess Frtg.	0	
		0.00	0.00	90.0%	Access	75,600	
33.00	Acre-Rear Land 1	480.00	15,840.00	100%		15,840	
Total Acres 36.03					Land Total	118,440	
Acpt Land		118,400	Accepted Bldg		0	Total	118,400

Charlotte
 Name: ROBIN A CRAWFORD & SON WOODS

Valuation Report

02/14/2026

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Map/Lot:

005-008

Location:

SMITH RIDGE RD

Account: 347 Card: 1 of 1

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000	
291.00	Acre-Rear Land 3	240.00	69,840.00	100%		69,840	
Total Acres 391.00					Land Total	111,840	
Acpt Land		111,800	Accepted Bldg		0	Total	111,800

Charlotte
 Name: ROBIN A CRAWFORD & SON WOODS

Valuation Report

02/14/2026

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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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
7.30	Acre-Rear Land 2	360.00	2,628.00	100%		2,628	
Total Acres 57.30					Land Total	26,628	
Acpt Land		26,600	Accepted Bldg		0	Total	26,600

Charlotte
 Name: ROBIN A CRAWFORD & SON WOODS

Valuation Report

02/14/2026

Page 421

Map/Lot:

005-011

Location:

SMITH RIDGE RD

Account: 349 Card: 1 of 1

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.90	Acre-Rear Land 1	480.00	14,832.00	100%		14,832
Total Acres 30.90					Land Total	14,832

Acpt Land 14,800 **Accepted Bldg** 0 **Total** 14,800

Neighborhood 64 SHERRARD LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	Fr. A-Homesite (Fract)	12,000.00	11,447.27	100%		11,447
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.91			Land Total			18,647

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%	120%	60,180	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Basement Entrv	1988	25	C 100	1.010	Ava.	80%	100%	120%	970
Wood Deck	1988	48	C 100	317	Ava.	80%	100%	120%	305
Wood Deck	1988	48	C 100	317	Ava.	80%	100%	120%	305
Outbuilding Total									1,580

Acpt Land 18,600 **Accepted Bldg** 61,800 **Total** 80,400

Charlotte
 Name: ROBINSON, PETER

Valuation Report

02/14/2026

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Map/Lot:

015-018&019

Location:

ROUND POND RD

Account: 19 Card: 1 of 1

Neighborhood 58 ROUND POND LN

Sale Data	
Sale Date	01/01/2026
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 x 100	Front-Round Pond	300.00	21,213.20	100%		21,213	
100 x 100	Front-Round Pond	300.00	21,213.20	50.0%	Excess Frtg.	10,607	
Total Acres 0.46					Land Total	31,820	
Acpt Land		31,800	Accepted Bldg		0	Total	31,800

Charlotte
 Name: ROBINSON,JEFFREY A
 MAHAR, THOMAS

Valuation Report

02/14/2026
 Page 424
 005-002
 17 RICE RD

Account: 345 Card: 1 of 1

Map/Lot:
 Location:

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	Acre-Baslot	6,000.00	6,000.00	100%		6,000
130.00	Acre-Mixed Wood TG	199.20	20,198.88	100%		20,199
14.00	Acre-Hardwood TG	180.00	1,965.60	100%		1,966
8.00	Acre-Rear Land 1	480.00	3,840.00	100%		3,840
12.00	Acre-Wasteland	144.00	1,728.00	100%		1,728
Total Acres 165.00			Land Total			33,733

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
Foundation	Wood Post/Rock	Basement	None	Basement		-2,964
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%	108%	6,923

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%	108%	86
Outbuilding Total								86	

Acpt Land 33,700 **Accepted Bldg** 7,000 **Total** 40,700

Charlotte
 Name: ROGERS, REBECCA M
 MENDEZ, JOYCE E

Valuation Report

02/14/2026
 Page 425
 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	90.0%	Unimproved	10,800
17.00	Acre-Rear Land 1	480.00	8,160.00	100%		8,160
Total Acres 18.00					Land Total	18,960
Acpt Land		19,000	Accepted Bldg		0	Total
						19,000

Charlotte
Name: SABATTUS, MICHAEL

Valuation Report

02/14/2026

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Map/Lot:

018-011

Account: 139 Card: 1 of 1

Location:

182 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Shorefront
Topography Above Street
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 1 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50 x 165	Front-Round Pond	300.00	13,624.43	100%		13,624
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.19					Land Total	20,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1998	14 x 50	C 100	17.601	Ava.	40%	100%	120%	8,448
Open Frame Porch	1998	144	E 100	632	Ava.	85%	100%	120%	644
Wood Deck	1998	48	D 100	260	Ava.	85%	100%	120%	265
Wood Deck	1998	40	E 100	142	Fair	73%	100%	120%	125
Outbuilding Total									9,482

Acpt Land

20,800

Accepted Bldg

9,500

Total

30,300

Charlotte
Name: SALONICK, FRANK

Valuation Report

02/14/2026

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Account: 101 Card: 1 of 1

Map/Lot:
Location:

020-016
69 CARLISLE LN

Neighborhood 23 CARLISLE LN

Zoning/Use Shorefront
Topography Low
Utilities Drilled Well Septic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 1 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 100	Front-Pennamaquan Lake	420.00	29,698.49	100%		29,698
50 x 100	Front-Pennamaquan Lake	420.00	14,849.24	50.0%	Excess Frtg.	7,425
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.34						Land Total 44,323

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
Foundation	Concrete	Basement	Damp None	Basement	-3,897
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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. %
None		None		55%	100%	120%
						Value(Rcnld)
						30,325

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Wood Deck	1956	160	D 110	690	Ava-	Phy 55% Func 100% Econ 120%	456
Frame Shed	1956	144	D 110	1.519	Ava-	Phy 55% Func 100% Econ 120%	1,002
Outbuilding Total							1,458

Acpt Land 44,300 **Accepted Bldg** 31,800 **Total** 76,100

Charlotte
Name: SAVAGE RUTH

Valuation Report

02/14/2026

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Map/Lot:

007-045

Account: 237 Card: 1 of 1

Location:

1065 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Above Street
Utilities Drilled Well Septic System
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
3.11	Acre-Rear Land 1	480.00	1,492.80	100%		1,493
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 4.11						Land Total 20,693

Dwelling Description

Replacement Cost New

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

Foundation	Concrete	Basement	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

Dwelling Condition

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%	120%	64,656	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1998	192	E 100	1.026	Poor	63%	100%	120%		775
Outbuilding Total										775

Acpt Land

20,700

Accepted Bldg

65,400

Total

86,100

Charlotte
 Name: SAVAGE, AMANDA
 FORRESTER, FORRESTER, DAVID
 Account: 298 Card: 1 of 1

Valuation Report

02/14/2026
 Page 429
 008-021+021-1
 167 CONE RD

Map/Lot:
 Location:

Neighborhood 28 CONE RD
 Tree Growth 2010
 Zoning/Use Residential
 Topography Rolling
 Utilities Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 AMANDA 207-214-0297
 Reference 2
 Tran/Land/Bldg 0 1 1
 Tree Growth 2027 1st Mortgage 0
 Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
33.00	Acre-Rear Land 1	480.00	15,840.00	100%		15,840
6.00	Acre-Wasteland	144.00	864.00	100%		864
100.00	Acre-Mixed Wood TG	199.20	15,537.60	100%		15,538
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 140.00			Land Total			47,842

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
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	Inadequate	41,890
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	Services	94%	31%	108%	13,183	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Stable w/Loft	2014	144	E 100	2.084	Ava.	94%	100%	108%	2,116
Outbuilding Total									2,116

Acpt Land 47,800 **Accepted Bldg** 15,300 **Total** 63,100

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.00					Land Total	19,680

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
Foundation	Concrete	Basement	Dry 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%	120%	39,403

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1950	216	C 100	4.562	Ava.	60%	90%	120%	2.956
Unfin Basement	1950	216	C 100	3.682	Ava.	60%	90%	120%	2.386
2S Frame Garaae	1995	736	C 100	14.969	Ava.	60%	90%	120%	9.700
Outbuilding Total									15,042

Acpt Land

19,700

Accepted Bldg

54,400 **Total**

74,100

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
3.50	Acre-Rear Land 1	480.00	1,680.00	100%		1,680
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 4.50						Land Total 20,880

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
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

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%	120%	70,149

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1948	192	C 100	4.055	Good	75%	100%	120%	3.649
Unfin Basement	1948	192	C 100	3.572	Good	75%	100%	120%	3.215
Encl Frame Porch	1948	234	C 100	3.146	Good	75%	100%	120%	2.832
Wood Deck	1948	228	C 100	1.037	Good	75%	100%	120%	934
Basement Entrv	1948	36	C 100	1.123	Good	75%	100%	120%	1.010
Frame Garage	1948	780	C 100	13.143	Ava.	57%	100%	120%	8.990
Frame Shed	1948	392	E 100	1.792	Ava.	57%	100%	120%	1.225
Frame Shed	1948	448	D 100	3.291	Ava.	57%	100%	120%	2.251
Outbuilding Total									24,106

Acpt Land

20,900

Accepted Bldg

94,300

Total

115,200

Charlotte
Name: SAWYER, SANDRA

Valuation Report

02/14/2026

Page 432

Map/Lot:

007-039

Account: 231 Card: 1 of 1

Location:

45 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
Topography Above Street
Utilities Drilled Well Septic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.80	Acre-Rear Land 1	480.00	864.00	100%		864
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.80						Land Total 20,064

Dwelling Description

Replacement Cost New

Ranch	One Story	1650 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
Foundation	Concrete	Basement	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						Value(Rcnld)
None						88,157
Economic Obsolescence						
None						
Phys. %						
75%						
Func. %						
100%						
Econ. %						
120%						

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%	120%		343
Outbuilding Total										343

Acpt Land

20,100

Accepted Bldg

88,500

Total

108,600

Account: 299 Card: 1 of 1 Map/Lot: Location:

Neighborhood 28 CONE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
25.00	Acre-Rear Land 3	240.00	6,000.00	100%		6,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 126.00			Land Total			67,200

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
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,548
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%	120%	80,676	
Functional Obsolescence		Economic Obsolescence						48,406	
None		None							

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%	120%	4,562
One Storv Frame	1890	300	C 100	6.336	Ava.	50%	100%	120%	3,802
Open Frame Porch	1890	300	C 100	2.469	Ava.	50%	100%	120%	1,481
Frame Shed	1890	192	C 100	2.052	Ava.	50%	100%	120%	1,231
Frame Garage	1890	720	B 100	14.960	Ava.	50%	100%	120%	8,976
Frame Shed	1890	192	C 100	2.052	Ava-	40%	100%	120%	985
Frame Shed	1890	240	D 100	1.984	Ava-	40%	100%	120%	953
Frame Shed	1890	360	E 100	1.670	Fair	30%	100%	120%	601
Frame Shed	1890	144	E 100	842	Ava.	50%	100%	120%	505
Outbuilding Total									23,096

Acpt Land 67,200 **Accepted Bldg** 71,500 **Total** 138,700

Neighborhood 26 CHARLOTTE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
34.00	Acre-Rear Land 1	480.00	16,320.00	100%		16,320
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 35.00					Land Total	35,520

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
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

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%	120%	71,947	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1993	647	C 100	13.665	Good	70%	100%	120%	11.479
Unfinished Attic	1993	647	C 100	1.970	Good	70%	100%	120%	1.655
Open Frame Porch	1993	119	C 100	1.070	Good	70%	100%	120%	899
Open Frame Porch	1993	25	C 100	343	Good	70%	100%	120%	288
Open Frame Porch	1917	168	C 100	1.449	Good	70%	100%	120%	1.217
Frame Garage	1917	864	C 100	14.375	Good	70%	100%	120%	12.074
Unfinished Attic	1917	864	C 100	2.296	Good	70%	100%	120%	1.928
Wood Deck	1917	80	C 100	445	Good	70%	100%	120%	374
Frame Shed	1917	195	C 100	2.075	Good	70%	100%	120%	1.742
Outbuilding Total									31,656

Acpt Land

35,500

Accepted Bldg

103,600

Total

139,100

Charlotte
 Name: SEELEY, STEPHEN
 SEELEY, SONYA

Valuation Report

02/14/2026

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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 Well Septic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 1 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.00	Acre-Rear Land 1	480.00	480.00	100%		480
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.00					Land Total	19,680

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1988	14 x 66	B 100	24.801	Good	50%	100%	120%	14.881
Wood Deck	1988	42	C 100	293	Ava.	79%	100%	120%	277
Wood Deck	2020	112	C 100	573	Ava.	95%	100%	120%	653
Frame Shed	1960	156	E 100	888	Poor	37%	100%	120%	395
Concrete Slab	1988	924	C 100	2.375	Ava.	79%	100%	120%	2.251
Frame Shed	2020	200	A 100	3.170	Exc.	95%	100%	120%	3.614
Outbuilding Total									22,071
Acpt Land		19,700	Accepted Bldg		22,100	Total			41,800

Charlotte
 Name: SHERRARD, CALVIN

Valuation Report

02/14/2026

Page 436

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 Well Septic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
25.00	Acre-Rear Land 1	480.00	12,000.00	100%		12,000
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 26.00					Land Total	31,200

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1987	14 x 66	C 100	21.825	Ava.	40%	100%	120%	10.476
One Storv Frame	2005	96	C 100	2.028	Ava.	89%	100%	120%	2.166
Wood Deck	2005	36	C 100	269	Ava.	89%	100%	120%	287
Open Frame Porch	2005	189	C 100	1.611	Ava.	89%	100%	120%	1.721
Frame Shed	2007	128	D 100	1.280	Ava.	90%	100%	120%	1.382
Frame Shed	2007	128	D 100	1.280	Ava.	90%	100%	120%	1.382
Outbuilding Total									17,414
Acpt Land		31,200	Accepted Bldg		17,400	Total		48,600	

Charlotte
 Name: SHERRARD, MICHAEL
 MORGAN A. SHERRARD
 Account: 253 Card: 1 of 1

Valuation Report

02/14/2026
 Page 437
 009-011
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
26.00	Acre-Rear Land 1	480.00	12,480.00	100%		12,480	
Total Acres 27.00					Land Total	17,880	
Acpt Land		17,900	Accepted Bldg		0	Total	17,900

Charlotte
 Name: SHERRARD, MICHAEL
 SHERRARD, MORGAN A
 Account: 471 Card: 1 of 1

Valuation Report

02/14/2026
 Page 438
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
17.00	Acre-Rear Land 1	480.00	8,160.00	100%		8,160	
Total Acres 17.00					Land Total	8,160	
Acpt Land		8,200	Accepted Bldg		0	Total	8,200

Charlotte
 Name: SINCLAIR, CHARLES
 SINCLAIR, MEGAN

Valuation Report

02/14/2026

Page 439

Account: 492 Card: 1 of 1

Map/Lot:
 Location:

008-017-001
 957 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1985	9 x 52	D 100	9.933		100%	100%	120%	11.920
Frame Shed	2018	54	C 100	995		100%	100%	120%	1.194
Outbuilding Total									13,114

Acpt Land 0 **Accepted Bldg** 13,100 **Total** 13,100

Charlotte
 Name: SLUZENSKI, ANNE PIRMANN
 SLUZENSKI, STANLEY

Valuation Report

02/14/2026

Page 440

Account: 350 Card: 1 of 1

Map/Lot:
 Location:

005-012
 26 WINDY RIDGE LANE

Neighborhood 72 WINDY RIDGE LN

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Gravel

Reference 1
 Reference 2

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
27.07	Acre-Rear Land 1	480.00	12,993.60	100%		12,994
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 28.07					Land Total	32,194

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1631 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
Foundation	Concrete	Basement	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%	120%	223,815	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1992	204	B 110	2.318	V.G.	2.476
Open Frame Porch	1992	384	B 110	4.184	V.G.	4.469
Frame Garage	1992	720	B 110	16.456	V.G.	17.575
Unfinished Attic	1992	720	B 110	2.792	V.G.	2.982
Basement Entrv	1992	24	B 110	1.342	V.G.	1.433
Frame Shed	1992	192	C 100	2.052	Ava.	2.020
Outbuilding Total						30,955

Acpt Land 32,200 **Accepted Bldg** 254,800 **Total** 287,000

Charlotte
Name: SMALL, EARL

Valuation Report

02/14/2026

SMALL, SAMANTHA

Page 441

Account: 17 Card: 1 of 1

Map/Lot:

015-015

Location:

41 ROUND POND LN

Neighborhood 58 ROUND POND LN

Sale Data

Zoning/Use Shorefront
Topography Rolling
Utilities Lake/Pond Septic System
Street Gravel

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	Front-Round Pond	300.00	22,549.94	100%		22,550
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%		1,800
Total Acres 0.26					Land Total	27,950

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

Foundation	Wood Post/Rock	Basement	None	Basement	-6,258
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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		71%	100%	120%	24,951

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%	120%	254
1 & 1/2 Storv Fr	1970	81	E 100	1.163	Poor	43%	50%	120%	300
Wood Deck	1970	152	D 100	601	Ava.	71%	100%	120%	512
Outbuilding Total									1,066

Acpt Land

28,000

Accepted Bldg

26,000

Total

54,000

Charlotte
 Name: SMALL, GARY
 SMALL, SUSAN

Valuation Report

02/14/2026

Page 442

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 Well Septic System
 Street Semi-Improved

Reference 1
 Reference 2 ?24x28 W&S?
 Tran/Land/Bldg 7 1 1
 Tree Growth 2028 1st Mortgage 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acre-Softwood TG	165.60	258.34	100%		258
10.00	Acre-Mixed Wood TG	199.20	1,553.76	100%		1,554
6.00	Acre-Hardwood TG	180.00	842.40	100%		842
14.00	Acre-Wasteland	144.00	2,016.00	100%		2,016
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.60	Acre-Rear Land 1	480.00	1,248.00	100%		1,248
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 35.60			Land Total			25,118

Dwelling Description				Replacement Cost New		
Conventional	One Story	672 Sqft	Grade C 100	Base		54,624
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% Floor/Wall Unit	Cooling	0% None	Heat		-2,016
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	672	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2023	0	Modern	Modern	Average	Typical	52,608	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		95%	85%	120%	50,977

Acpt Land 25,100 **Accepted Bldg** 51,000 **Total** 76,100

Charlotte
Name: SMALL, GARY

Valuation Report

02/14/2026

Page 443

Account: 339 Card: 1 of 1

Map/Lot:
Location:

013-013
1178 STATION RD

Neighborhood 67 STATION RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.73	Acre-Rear Land 1	480.00	830.40	100%		830
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.73					Land Total	20,030

Dwelling Description				Replacement Cost New	
Ranch	One Story	1008 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
Foundation	Concrete	Basement	Dry 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%	120%	61,862	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Stable w/Loft	1989	320	D 100	4.921	Ava.	80%	100%	120%	4.724
One Storv Frame	1979	528	C 100	11.151	Ava.	75%	100%	120%	10.036
Frame Shed	1979	160	E 100	904	Ava.	74%	100%	120%	803
Outbuilding Total									15,563

Acpt Land 20,000 **Accepted Bldg** 77,400 **Total** 97,400

Charlotte
 Name: SMALL, MARK W

Valuation Report

02/14/2026

Page 444

Map/Lot:

005-013

Location:

261 SMITH RIDGE RD

Account: 352 Card: 1 of 1

Neighborhood 66 SMITH RIDGE RD

Sale Data

Zoning/Use Residential
 Topography Rolling
 Utilities Dug Well Septic System
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.80	Acre-Rear Land 1	480.00	384.00	100%		384
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.80					Land Total	19,584

Acpt Land 19,600 **Accepted Bldg** 0 **Total** 19,600

Charlotte
Name: SMALL, RACHEL A

Valuation Report

02/14/2026

Page 445

Map/Lot:

005-014

Account: 353 Card: 1 of 1

Location:

269 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Dug Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.20	Acre-Rear Land 1	480.00	576.00	100%		576
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
Total Acres 2.20						Land Total 18,336

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
Foundation	Concrete	Basement	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1979	0	Typical	Typical	Average	Typical	65,354	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	120%	58,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1979	192	C 100	1.634	Ava.	75%	100%	120%	1.471
Frame Garage	1979	768	D 110	11.696	Ava.	74%	100%	120%	10.386
Frame Shed	1979	144	E 100	842	Ava-	67%	100%	120%	677
Outbuilding Total									12,534

Acpt Land

18,300

Accepted Bldg

71,400

Total

89,700

Charlotte
 Name: SMITH, KRYSTIN
 LAPLANTE, BRANDEN

Valuation Report

02/14/2026

Page 446

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 Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.60	Acre-Rear Land 1	480.00	288.00	100%		288
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.60						Land Total 19,488

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
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement		-1,095
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	74,595
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	120%	66,240	

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%	120%	3.901
One Storv Frame	1945	154	C 100	3.252	Good	74%	100%	120%	2.887
One Storv Frame	1945	228	C 100	4.815	Good	74%	100%	120%	4.276
Open Frame Porch	1945	144	C 100	1.263	Good	74%	100%	120%	1.122
Stable w/Loft	1945	616	D 100	7.450	Ava.	55%	100%	120%	4.918
Frame Shed	1945	240	D 100	1.984	Ava.	55%	100%	120%	1.309
Outbuilding Total									18,413

Acpt Land 19,500 **Accepted Bldg** 84,700 **Total** 104,200

Charlotte
Name: SMITH, SADIE

Valuation Report

02/14/2026

Page 447

Map/Lot:

018-008

Account: 136 Card: 1 of 1

Location:

11 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well 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 200	Front-Round Pond	300.00	30,000.00	90.0%	Access	27,000
200 x 200	Front-Round Pond	300.00	60,000.00	50.0%	Excess Frtg.	0
		0.00	0.00	90.0%	Access	27,000
0.80	Acre-Rear Land 1	480.00	384.00	100%		384
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.18			Land Total			61,584

Dwelling Description				Replacement Cost New	
Ranch	One Story	1058 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
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% 120%	64,210

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1960	160	C 100	765	Good	Phy 79%	Func 100%	Econ 120%	725
1 & 1/2 Storv Fr	1960	49	C 100	1,407	Good	79%	100%	120%	1,334
Frame Shed	1960	160	E 100	904	Ava-	55%	100%	120%	596
Frame Shed	1960	280	D 100	2,235	Ava-	55%	100%	120%	1,475
Outbuilding Total									4,130

Acpt Land 61,600 **Accepted Bldg** 68,300 **Total** 129,900

Charlotte
Name: SMITH, SADIE

Valuation Report

02/14/2026
Page 448
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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
100 x 200	Front-Moosehorn	180.00	18,000.00	91.00%	16,380	
2.62	Acre-Rear Land 1	480.00	1,257.60	100%	1,258	
Total Acres 3.08				Land Total	17,638	
Acpt Land		17,600	Accepted Bldg	0	Total	17,600

Charlotte
Name: SMITH, SADIE

Valuation Report

02/14/2026

Page 449

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
41.00	Acre-Rear Land 1	480.00	19,680.00	100%		19,680	
Total Acres 42.00					Land Total	25,080	
Acpt Land		25,100	Accepted Bldg		0	Total	25,100

Charlotte
Name: SMITH, SADIE M

Valuation Report

02/14/2026

Page 450

Map/Lot:

018-019

Account: 147 Card: 1 of 1

Location:

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
800 x 50	Front-Round Pond	300.00	120,000.00	10.0%	Size/Shape	12,000	
Total Acres 0.92					Land Total	12,000	
Acpt Land		12,000	Accepted Bldg	0	Total	12,000	

Neighborhood 35 GOODEILL RD

Zoning/Use Shorefront
Topography Rolling
Utilities Drilled Well 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 200	Front-Moosehorn	180.00	18,000.00	100%		18,000
600 x 200	Front-Moosehorn	180.00	108,000.00	50.0%	Excess Frtg.	54,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
304.79	Acre-Rear Land 3	240.00	73,149.60	100%		73,150
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 408.00			Land Total			194,350

Dwelling Description				Replacement Cost New		
Ranch	One Story	1230 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
Foundation	Concrete	Basement	Dry 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%	120%	76,811	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	152	C 100	733	Good	82%	100%	120%	721
Basement Entrv	1972	36	C 100	1.123	Good	82%	100%	120%	1.105
Wood Deck	1972	65	C 100	385	Good	82%	100%	120%	379
Storagee Trailer	1972	2	C 100	2.000	Ava.	70%	100%	120%	1.680
Frame Shed	1972	492	E 100	2.175	Ava.	70%	50%	120%	913
Wood Deck	1972	432	D 100	1.519	Ava.	70%	100%	120%	1.276
Outbuilding Total									6,074

Acpt Land	194,400	Accepted Bldg	82,900	Total	277,300
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Charlotte
 Name: SPARLING, ALFRED III

Valuation Report

02/14/2026
 Page 452
 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
0.26	Acre-Rear Land 1	480.00	124.80	100%		125
105 x 200	Front-Pennamaquan Lake	420.00	44,100.00	50.0%	Excess Frtg.	22,050
Total Acres 1.20			Land Total			64,175
Acpt Land		64,200	Accepted Bldg		0	Total
						64,200

Charlotte
Name: SPARLING, ALFRED JR
SPARLING, MERRILY
Account: 323

Valuation Report

02/14/2026
Page 453
014-011
221 MORGAN PT RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	212,500	134,600	347,100	212,500	134,600	347,100
2	0	23,100	23,100	0	23,100	23,100
3	0	19,600	19,600	0	19,600	19,600
TOTAL	212,500	177,300	389,800	212,500	177,300	389,800

Charlotte
 Name: SPARLING, ALFRED JR
 SPARLING, MERRILY

Valuation Report

02/14/2026

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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 Well Septic 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	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
200 x 200	Front-Pennamaquan Lake	420.00	84,000.00	50.0%	Excess Frtg.	42,000
400 x 200	Front-Pennamaquan Lake	420.00	168,000.00	35.00%	Excess Frtg.	58,800
840 x 200	Front-Pennamaquan Lake	420.00	352,800.00	10.0%	Excess Frtg.	35,280
635 x 200	Front-Pennamaquan Lake	420.00	266,700.00	10.0%	Excess Frtg.	26,670
1.11	Acre-Rear Land 1	480.00	532.80	100%		533
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 11.11			Land Total			212,483

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

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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	120%	102,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	330	B 100	3.295	Ava.	93%	100%	120%	3.677
Wood Deck	2013	644	B 100	3.295	Ava.	93%	100%	120%	3.677
2S Frame Garage	2013	864	B 100	20.866	Ava.	93%	100%	120%	23.286
Frame Shed	2013	84	B 100	1.493	Ava.	93%	100%	120%	1.666
Outbuilding Total									32,306

Acpt Land 212,500 **Accepted Bldg** 134,600 **Total** 347,100

Charlotte
 Name: SPARLING, ALFRED JR
 SPARLING, MERRILY

Valuation Report

02/14/2026

Page 455

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
Foundation	Concrete Slab	Basement	None	Basement	-5,235
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(Rcnld)
None		Services		92%	100%	108%	23,140
Acpt Land		0	Accepted Bldg		23,100	Total	23,100

Charlotte
 Name: SPARLING, ALFRED JR
 SPARLING, MERRILY

Valuation Report

02/14/2026

Page 456

Account: 323 Card: 3 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 Cesspool
 Street Gravel

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
Foundation	Concrete Slab	Basement	None	Basement	-4,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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)		Total
2010	0	Typical	Typical	Poor	71%	100%	108%			23,982
Functional Obsolescence		Economic Obsolescence								
None		Services								18,390
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%	108%	502	
Wood Deck	2010	256	D 100	942	Poor	71%	100%	108%	723	
Outbuilding Total									1,225	

Acpt Land 0 **Accepted Bldg** 19,600 **Total** 19,600

Charlotte
 Name: SPEARIN, RONALD
 SPEARIN, MARY ANNE

Valuation Report

02/14/2026

Page 457

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 Well Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 7
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 100	Front-Round Pond	300.00	21,213.20	100%		21,213
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.23			Land Total			28,413

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
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%	120%	101,750	

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%	120%	5.620
Wood Deck	1964	132	C 110	718	Good	80%	100%	120%	689
Wood Deck	1964	240	C 110	1.194	Good	80%	100%	120%	1.146
Wood Deck	1964	287	C 100	1.273	Ava.	66%	100%	120%	1.008
Outbuilding Total									8,463

Acpt Land 28,400 **Accepted Bldg** 110,200 **Total** 138,600

Charlotte
 Name: SPEARIN, RONALD
 SPEARIN, MARY ANNE

Valuation Report

02/14/2026

Page 458

Account: 13 Card: 1 of 1

Map/Lot:
 Location:

015-011
 52 ROUND POND LN

Neighborhood 58 ROUND POND LN

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50 x 100	Front-Round Pond	300.00	10,606.60	50.0%	Size/Shape	5,303
Total Acres 0.11			Land Total			5,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1985	576	B 100	12.383	Good	85%	100%	120%	12.631
Frame Shed	2006	288	E 100	1.394	Fair	78%	50%	120%	653
Frame Shed	1967	144	D 100	1.381	Ava.	67%	100%	120%	1.110
Unfinished Attic	1985	576	C 100	1.864	Ava.	78%	100%	120%	1.745
Concrete Slab	1985	98	C 100	252	Ava.	78%	100%	120%	236
Outbuilding Total									16,375

Acpt Land	5,300	Accepted Bldg	16,400	Total	21,700
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Charlotte
 Name: SPEARIN, RONALD
 SPEARIN, DONNA

Valuation Report

02/14/2026

Page 459

Account: 36 Card: 1 of 1

Map/Lot:
 Location:

015-034
 80 CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
1.80	Acre-Rear Land 1	480.00	864.00	100%		864
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 2.80					Land Total	20,064

Dwelling Description

Replacement Cost New

Ranch	One Story	1248 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
Foundation	Concrete	Basement	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%	120%	96,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1972	120	B 100	1.315	Good	82%	100%	120%	1.294
Wood Deck	1972	527	B 100	2.724	Good	82%	100%	120%	2.681
Basement Entrv	1972	30	B 100	1.296	Good	82%	100%	120%	1.276
2S Frame Shed	1972	192	D 100	1.919	Ava.	70%	100%	120%	1.612
Frame Shed	1972	176	E 100	964	Ava.	70%	25%	120%	203
Outbuilding Total									7,066

Acpt Land

20,100

Accepted Bldg

103,700

Total

123,800

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

Valuation Report

02/14/2026
 Page 460
 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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Basemat Behind Water	14,400.00	14,400.00	90.0%	Unimproved	12,960	
49.00	Acre-Rear Land 1	480.00	23,520.00	100%		23,520	
Total Acres 50.00					Land Total	36,480	
Acpt Land		36,500	Accepted Bldg		0	Total	36,500

Charlotte
Name: STANHOPE EARLE

Valuation Report

02/14/2026

Page 461

Map/Lot:

009-008

Account: 248 Card: 1 of 1

Location:

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acre-Gravel	12,000.00	72,000.00	100%		72,000
7.75	Acre-Rear Land 1	480.00	3,720.00	100%		3,720
Total Acres 13.75					Land Total	75,720
Acpt Land		75,700	Accepted Bldg		0	Total 75,700

Charlotte
 Name: STANHOPE, JR EARLE W

Valuation Report

02/14/2026

Page 462

Map/Lot:

009-004

Account: 244 Card: 1 of 1

Location:

CHARLOTTE RD

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
5.00	Acre-Gravel	12,000.00	60,000.00	100%	60,000	
15.00	Acre-Rear Land 1	480.00	7,200.00	100%	7,200	
Total Acres 20.00			Land Total		67,200	
Acpt Land		67,200	Accepted Bldg		0	Total 67,200

Charlotte
 Name: STEPHENS, MICHAEL

Valuation Report

02/14/2026
 Page 463
 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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
127.00	Acre-Mixed Wood TG	199.20	19,732.75	100%		19,733
12.00	Acre-Wasteland	144.00	1,728.00	100%		1,728
1.00	Acre-Class II Roads	1,200.00	1,200.00	100%		1,200
Total Acres 140.00			Land Total			22,661
Accpt Land		22,700	Accepted Bldg		0	Total
						22,700

Charlotte
Name: STEWART, JAMES

Valuation Report

02/14/2026

Page 464

Map/Lot: 005-025

Account: 365 Card: 1 of 1

Location: 337 SMITH RIDGE RD

Neighborhood 66 SMITH RIDGE RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
42.00	Acre-Rear Land 1	480.00	20,160.00	100%		20,160
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 43.00					Land Total	39,360

Dwelling Description

Replacement Cost New

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
Foundation	Concrete Slab	Basement	None	Basement	-9,858
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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	55,014
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	120%
						Value(Rcnd)
						54,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Garae	2005	768	C 100	12.967	Ava.	89%	100%	120%		13,849
Outbuilding Total										13,849

Acpt Land 39,400 **Accepted Bldg** 68,000 **Total** 107,400

Charlotte
 Name: SULLIVAN, ROBERT
 SULLIVAN, MARY

Valuation Report

02/14/2026
 Page 465
 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 Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Pennamaquan Lake	420.00	29,698.49	100%		29,698
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.23			Land Total			36,898

Dwelling Description				Replacement Cost New	
Conventional	One Story	1024 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
Foundation	Concrete Block	Basement	Dry None	Basement	-5,172
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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%	120%	57,255

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%	120%	2,306
Wood Deck	1960	128	B 100	777	Ava.	64%	100%	120%	596
Outbuilding Total									2,902

Acpt Land 36,900 **Accepted Bldg** 60,200 **Total** 97,100

Charlotte
 Name: SUNRISE SAND & GRAVEL

Valuation Report

02/14/2026

Page 466

Map/Lot:

010-002

Location:

PINE KNOLL DR

Account: 451 Card: 1 of 1

Neighborhood 55 PINE KNOLL DR

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
48.44	Acre-Rear Land 2	360.00	17,438.40	100%		17,438
Total Acres 98.44					Land Total	41,438

Acpt Land 41,400 **Accepted Bldg** 0 **Total** 41,400

Charlotte
 Name: SUNRISE SAND & GRAVEL

Valuation Report

02/14/2026

Page 467

Map/Lot:

010-006

Account: 452 Card: 1 of 1

Location:

CHARLOTTE RD

Neighborhood 26 CHARLOTTE RD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
76.65	Acre-Rear Land 1	480.00	36,792.00	100%		36,792
36.00	Acre-Gravel	12,000.00	432,000.00	100%		432,000
Total Acres 113.65			Land Total			480,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1980	448	C 100	8.272	Ava.	75%	100%	120%	7,445
Outbuilding Total									7,445

Acpt Land

480,800

Accepted Bldg

7,400

Total

488,200

Charlotte
Name: SUNRISE SAND & GRAVEL

Valuation Report

02/14/2026

Page 468

Account: 461 Card: 1 of 1

Map/Lot:
Location:

010-007-1
NO ROAD

Neighborhood 75 NO ROAD

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.44	Acre-Rear Land 1	480.00	211.20	100%	211	
Total Acres 0.44			Land Total		211	
Acpt Land		200	Accepted Bldg		0	Total
						200

Charlotte
Name: TARDIF, TOBY L
BOBBI, BOBBI, LEA
Account: 88

Valuation Report

02/14/2026
Page 469
020-004-2
8 WILDLIFE LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	71,400	9,900	81,300	71,400	9,900	81,300
2	0	11,800	11,800	0	11,800	11,800
TOTAL	71,400	21,700	93,100	71,400	21,700	93,100

Charlotte
 Name: TARDIF, TOBY L
 BOBBI, BOBBI, LEA

Valuation Report

02/14/2026

Page 470

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 Well Septic 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	Front-Pennamaquan Lake	420.00	51,353.48	100%		51,353
50 x 299	Front-Pennamaquan Lake	420.00	25,676.74	50.0%	Excess Frtg.	12,838
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.03					Land Total	71,391

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
Foundation	Wood Post/Rock	Basement	None	Basement	-3,630
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	17,408
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		45%	100%	120%
						Value(Rcnld)
						9,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	160	E 110	763	Ava-	45%	100%	120%	412
Wood Deck	1940	72	E 100	206	Fair	33%	100%	120%	82
Outbuilding Total									494

Acpt Land

71,400

Accepted Bldg

9,900

Total

81,300

Charlotte
 Name: TARDIF, TOBY L
 BOBBI, BOBBI, LEA

Valuation Report

02/14/2026

Page 471

Account: 88 Card: 2 of 2

Map/Lot:
 Location:

020-004-2
 8 WILDLIFE LN

Neighborhood 71 WILDLIFE LN

Zoning/Use Shorefront
 Topography Below Street
 Utilities Drilled Well Septic 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 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
Foundation	Wood Post/Rock	Basement	None	Basement	-3,524
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%	120%	9,694	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1950	184	E 110	2.137	Ava-	51%	100%	120%	1.308
Open Frame Porch	1950	144	E 110	695	Ava-	51%	100%	120%	425
Wood Deck	1950	112	C 100	573	Ava.	58%	100%	120%	398
Outbuilding Total									2,131

Acpt Land 0 **Accepted Bldg** 11,800 **Total** 11,800

Neighborhood 64 SHERRARD LN

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
8.90	Acre-Rear Land 1	480.00	4,272.00	100%		4,272
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 9.90						Land Total 23,472

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
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-1,325
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall Unit	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(Rcnld)		
None	None	73%	100%	120%	71,494		

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2009	288	C 110	6.691	Good	73%	100%	120%	5.861	
Basement Entrv	2009	48	C 110	1.371	Good	73%	100%	120%	1.201	
Wood Deck	2009	64	C 110	419	Good	73%	100%	120%	367	
2S Frame Garaae	2009	1400	B 100	31.766	Ava.	91%	100%	120%	34.688	
Frame Shed	2009	728	E 100	3.078	Ava.	91%	100%	120%	3.361	
Outbuilding Total									45,478	

Acpt Land	23,500	Accepted Bldg	117,000	Total	140,500
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Charlotte
 Name: TAYLOR, LUCAS C
 TAYLOR, ANDERSON JEANETTE M
 Account: 154 Card: 1 of 1

Valuation Report

02/14/2026
 Page 473
 011-004-1
 440 MT TOM RD

Neighborhood 48 MT TOM RD

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled Well Septic 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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.57	Acre-Rear Land 1	480.00	1,233.60	100%		1,234
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.57						Land Total 20,434

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1244 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
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	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%	120%	95,547	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1800	24	C 100	336	Good	70%	100%	120%	282
Frame Shed	1800	766	D 100	5.288	Ava.	50%	100%	120%	3.173
Frame Garage	1800	132	D 100	2.982	Ava.	50%	100%	120%	1.789
Frame Bav Window	1800	20	C 100	913	Good	70%	100%	120%	767
Frame Bav Window	1800	20	C 100	913	Good	70%	100%	120%	767
Outbuilding Total									6,778

Acpt Land 20,400 **Accepted Bldg** 102,300 **Total** 122,700

Charlotte
Name: THAYER, JASPER

Valuation Report

02/14/2026

Page 474

Map/Lot: 006-018

Account: 435 Card: 1 of 1

Location: 1237 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Above Street
Utilities Drilled Well Septic 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
25.00	Acre-Blueberry	2,400.00	60,000.00	100%		60,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
4.00	Acre-Rear Land 3	240.00	960.00	100%		960
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 130.00			Land Total			122,160

Dwelling Description				Replacement Cost New	
Conventional	One Story	1271 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
Foundation	Concrete Slab	Basement	None	Basement	-13,009
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	Typical	Typical	Average	Typical	73,349			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		94%	60%	120%	49,642		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Storage Trailer	2000	2	C 100	2.000	Ava.	86%	100%	120%	2,064
Outbuilding Total									2,064
Acpt Land		122,200		Accepted Bldg		51,700		Total	173,900

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 Well Septic System
Street Gravel

Sale Data
Sale Date 07/11/2023
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 2 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 200	Front-Moosehorn	180.00	18,000.00	100%		18,000
0.54	Acre-Rear Land 1	480.00	259.20	100%		259
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.00						Land Total 25,459

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1098 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
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							Total
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%	120%			97,593

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	106	C 100	549	Good	79%	100%	120%	521
Wood Deck	1960	48	C 100	317	Good	79%	100%	120%	300
Frame Shed	1960	754	E 100	3.178	Ava.	64%	100%	120%	2.441
Wood Deck	1960	100	C 100	525	Good	79%	100%	120%	498
2S Frame Garage	1960	1152	B 110	29.395	Good	78%	100%	120%	27.514
Finished Attic	1960	1152	C 100	11.988	Good	78%	100%	120%	11.221
Wood Deck	1960	56	C 100	349	Ava.	64%	100%	120%	268
Frame Shed	1960	144	E 100	842	Ava.	64%	100%	120%	647
Frame Shed	1960	280	E 110	1.499	Ava.	64%	100%	120%	1.151
Outbuilding Total									44,561

Acpt Land 25,500 **Accepted Bldg** 142,200 **Total** 167,700

Charlotte
Name: THOMAS, STEPHEN H

Valuation Report

02/14/2026

Page 476

Map/Lot:

018-005+006

Account: 133 Card: 1 of 1

Location:

17 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Sale Data

Zoning/Use Shorefront
Topography Level
Utilities Drilled Well Septic System
Street Gravel

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 1 7
Tree Growth 0 1st Mortgage 0
Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 x 100	Front-Round Pond	300.00	21,213.20	90.0%	Access	19,092	
73 x 100	Front-Round Pond	300.00	15,485.64	90.0%	Access	0	
		0.00	0.00	50.0%	Excess Frtg.	6,969	
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200	
Total Acres 0.40						Land Total	33,261

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1060 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

Foundation	Concrete Slab	Basement	Dry None	Basement	-10,560
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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	2002	Typical	Typical	Average	Typical	Value(Rcnld)	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		83%	80%	120%	76,183

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%	120%	1,940
Wood Deck	1994	424	C 100	1.821	Ava.	83%	80%	120%	1,451
Wood Deck	1994	56	C 100	349	Ava.	83%	80%	120%	278
Ouonset Garaae	2010	500	D 100	4.622		92%	100%	120%	5,546
Outbuilding Total									9,215

Acpt Land 33,300 **Accepted Bldg** 85,400 **Total** 118,700

Charlotte
 Name: THOMSON, RANDALL
 THOMSON, STACY

Valuation Report

02/14/2026

Page 477

Account: 128 Card: 1 of 1

Map/Lot:
 Location:

018-001
 31 OSCAR BROWN RD

Neighborhood 52 OSCAR BROWN RD

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Street Surface

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	Front-Round Pond	300.00	30,000.00	100%		30,000
800 x 200	Front-Round Pond	300.00	240,000.00	50.0%	Excess Frtg.	120,000
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
7.30	Acre-Rear Land 1	480.00	3,504.00	100%		3,504
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 12.43			Land Total			172,704

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
Foundation	Piers	Basement	None	Basement		-7,815
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall Unit	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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1986	0	Typical	Typical	Good	Typical					40,660
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None			86%	100%	120%	41,961			

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Encl Frame Porch	1986	168	D 110	2.230	Good	86%	100%	120%	2,302	
Frame Shed	1986	64	E 100	536	Ava.	78%	100%	120%	502	
Frame Shed	1986	48	E 100	474	Ava.	78%	100%	120%	444	
Frame Garaae	1994	960	C 100	15.783	Ava.	83%	80%	120%	12,576	
Outbuilding Total									15,824	

Acpt Land 172,700 **Accepted Bldg** 57,800 **Total** 230,500

Charlotte
 Name: TRACY, WILLIAM W
 TRACY, JOAN L

Valuation Report

02/14/2026

Page 478

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 Well Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 7
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 50 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 150	Front-Round Pond	300.00	25,980.77	90.0%	Access	23,383
50 x 100	Front-Round Pond	300.00	10,606.60	50.0%	Excess Frtg.	5,303
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.45					Land Total	35,886

Dwelling Description				Replacement Cost New	
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
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

Dwelling Condition						
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%	120%	69,336	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1995	520	B 100	19.831	Good	89%	100%	120%	21.180
Frame Garage	1995	780	B 100	16.034	Good	89%	100%	120%	17.124
Canopy	1995	300	E 50	398		70%	75%	120%	358
Frame Shed	1995	192	D 100	1.683	Ava.	83%	100%	120%	1.676
Wood Deck	1995	56	B 100	426	Good	89%	100%	120%	455
Outbuilding Total									40,793

Acpt Land 35,900 **Accepted Bldg** 110,100 **Total** 146,000

Neighborhood 46 MITCHELL DR

Zoning/Use Shorefront
Topography Below Street
Utilities Drilled Well Septic System
Street Gravel

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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 226	Front-Pennamaquan Lake	420.00	44,646.61	100%		44,647
150 x 226	Front-Pennamaquan Lake	420.00	66,969.92	50.0%	Excess Frtg.	33,485
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.30						Land Total 85,332

Dwelling Description				Replacement Cost New	
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
Foundation	Piers	Basement	None	Basement	-5,018
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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Good	Typical	30,404
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	120%	29,187	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1965	268	D 100	4.641	Good	80%	100%	120%	4.456
Open Frame Porch	1965	72	D 100	580	Good	80%	100%	120%	557
Encl Frame Porch	1965	180	D 100	2.128	Good	80%	100%	120%	2.042
Wood Deck	1965	32	D 100	207	Good	80%	100%	120%	199
Outbuilding Total									7,254

Acpt Land 85,300 **Accepted Bldg** 36,400 **Total** 121,700

Valuation Report

Account: 311 Card: 1 of 1

Map/Lot:
Location:

014-001
1250 STATION RD

Neighborhood 67 STATION RD

Zoning/Use Residential
Topography Above Street
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
5.00	Acre-Rear Land 2	360.00	1,800.00	100%		1,800
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 56.00						Land Total 45,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1856 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
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		0
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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Good	Typical	140,267
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	120%	146,439	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	2044	B 100	10.127	Good	87%	100%	120%	10.572
Frame Garage	1989	825	B 100	16.840	Good	87%	100%	120%	17.581
2S Frame Shed	1989	960	B 100	11.438	Good	87%	100%	120%	11.941
Outbuilding Total									40,094

Acpt Land 45,000 **Accepted Bldg** 186,500 **Total** 231,500

Charlotte
 Name: TYPHOON, LLC

Valuation Report

02/14/2026
 Page 481
 005-004-5-6-7+22
 SMITH RIDGE RD

Account: 346 Card: 1 of 1 Map/Lot:
 Location:

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1184.00	Acre-Softwood TG	165.60	152,934.91	100%		152,935	
1061.00	Acre-Mixed Wood TG	199.20	164,853.94	100%		164,854	
496.00	Acre-Hardwood TG	180.00	69,638.40	100%		69,638	
140.00	Acre-Wasteland	144.00	20,160.00	100%		20,160	
26.00	Acre-Class II Roads	1,200.00	31,200.00	100%		31,200	
Total Acres 2,907.00					Land Total	438,787	
Accpt Land		438,800	Accepted Bldg		0	Total	438,800

Valuation Report

Account: 436 Card: 1 of 1

Map/Lot: 006-018-1
Location: 1257 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 03/08/2024
Sale Price 240,000
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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
8.60	Acre-Rear Land 1	480.00	4,128.00	100%		4,128
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 9.60					Land Total	23,328

Dwelling Description				Replacement Cost New		
Ranch	One Story	1092 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
Foundation	Concrete	Basement	Dry 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
Functional Obsolescence				Economic Obsolescence	Phys. %	Func. %
None				None	84%	100%
					Econ. %	Value(Rcnld)
					120%	88,867

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1978	524	B 100	2.710	Good	2.731
Encl Frame Porch	1978	128	B 100	2.517	Good	2.537
Frame Garae	1978	520	C 100	9.328	Ava.	8.284
Outbuilding Total						13,552

Acpt Land	23,300	Accepted Bldg	102,400	Total	125,700
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Charlotte
 Name: URQUHART FAMILY REAL ESTATE TRUST
 URQUHART, AARON & CLIFTON (TRUSTEES)
 Account: 106 Card: 1 of 1

Valuation Report

02/14/2026
 Page 483
 017-003
 16 EVERGREEN LN

Map/Lot:
 Location:

Neighborhood 32 EVERGREEN LN

Zoning/Use Shorefront
 Topography Rolling
 Utilities Drilled Well Septic 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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 x 92	Front-Pennamaquan Lake	420.00	28,485.78	100%		28,486
70 x 92	Front-Pennamaquan Lake	420.00	19,940.05	50.0%	Excess Frtg.	9,970
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.36						Land Total 45,656

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1110 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
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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Good	Typical	87,009
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		86%	95%	120%
						Value(Rcnld)
						85,303

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1985	700	C 100	2.925	Good	86%	95%	120%	2.868
Frame Shed	1985	48	E 100	474	Ava.	78%	100%	120%	444
Frame Shed	1985	128	E 100	780	Ava.	78%	100%	120%	730
Wood Deck	1985	174	E 100	410	Ava.	78%	100%	120%	384
Outbuilding Total									4,426

Acpt Land 45,700 **Accepted Bldg** 89,700 **Total** 135,400

Charlotte
 Name: URQUHART FAMILY REAL ESTATE TRUST
 URQUHART, AARON & CLIFTON (TRUSTEES)
 Account: 107 Card: 1 of 1

Valuation Report

02/14/2026
 Page 484
 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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 x 150	Front-Pennamaquan Lake	420.00	36,373.07	90.0%	Unimproved	32,736	
100 x 150	Front-Pennamaquan Lake	420.00	36,373.07	50.0%	Excess Frtg.	18,187	
Total Acres 0.68			Land Total			50,923	
Acpt Land		50,900	Accepted Bldg		0	Total	
						50,900	

Charlotte
 Name: US GOVERNMENT
 UNITED STATES OF AMERICA

Valuation Report

02/14/2026
 Page 485
 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

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 40 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
1.50	Acre-Rear Land 2	360.00	540.00	100%		540
Total Acres 51.50			Land Total			24,540
Acpt Land		24,500	Accepted Bldg		0	Total 24,500

Charlotte
 Name: US GOVERNMENT
 UNITED STATES OF AMERICA

Valuation Report

02/14/2026
 Page 486
 012-001
 NO ROAD

Account: 174 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 40 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000	
91.00	Acre-Rear Land 3	240.00	21,840.00	100%		21,840	
Total Acres 191.00					Land Total	63,840	
Acpt Land		63,800	Accepted Bldg		0	Total	63,800

Charlotte
 Name: US GOVERNMENT
 THE UNITED STATES OF AMERICAN
 Account: 473 Card: 1 of 1

Valuation Report

02/14/2026
 Page 487
 012-007
 NO ROAD

Map/Lot:
 Location:

Neighborhood 75 NO ROAD

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000	
95.00	Acre-Rear Land 3	240.00	22,800.00	100%		22,800	
Total Acres 195.00					Land Total	64,800	
Accpt Land		64,800	Accepted Bldg		0	Total	64,800

Charlotte
 Name: US GOVERNMENT MOOSEHORN REFUGE
 UNITED STATE OF AMERICA
 Account: 241 Card: 1 of 1

Valuation Report

02/14/2026
 Page 488
 009-001
 NO ROAD

Map/Lot:
 Location:

Neighborhood 75 NO ROAD

Sale Data

Zoning/Use US Government
 Topography Rolling
 Utilities None
 Street None

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 40 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acre-Rear Land 1	400.00	20,000.00	100%		20,000
50.00	Acre-Rear Land 2	300.00	15,000.00	100%		15,000
400.00	Acre-Rear Land 3	200.00	80,000.00	100%		80,000
Total Acres 500.00					Land Total	115,000

Acpt Land 115,000 **Accepted Bldg** 0 **Total** 115,000

Charlotte
 Name: US GOVERNMENT MOOSEHORN REFUGE
 UNITED STATES OF AMERICA
 Account: 242 Card: 1 of 1

Valuation Report

02/14/2026
 Page 489
 009-002
 CHARLOTTE RD

Map/Lot:
 Location:

Neighborhood 26 CHARLOTTE RD

Zoning/Use US Government
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 40 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	400.00	20,000.00	100%		20,000	
50.00	Acre-Rear Land 2	300.00	15,000.00	100%		15,000	
190.00	Acre-Rear Land 3	200.00	38,000.00	100%		38,000	
Total Acres 290.00					Land Total	73,000	
Acpt Land		73,000	Accepted Bldg		0	Total	73,000

Charlotte
 Name: US GOVERNMENT MOOSEHORN REFUGE

Valuation Report

02/14/2026

Page 490

Map/Lot:

009-022

Location:

NO ROAD

Account: 273 Card: 1 of 1

Neighborhood 75 NO ROAD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 40 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
40.00	Acre-Rear Land 1	480.00	19,200.00	100%		19,200	
Total Acres 40.00					Land Total	19,200	
Acpt Land		19,200	Accepted Bldg		0	Total	19,200

Charlotte
 Name: US GOVERNMENT MOOSEHORN REFUGE

Valuation Report

02/14/2026

Page 491

Map/Lot:

012-006

Location:

NO ROAD

Account: 472 Card: 1 of 1

Neighborhood 75 NO ROAD

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

Tree Growth 0 1st Mortgage 0

Exemption(s) 40 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
681.00	Acre-Rear Land 3	240.00	163,440.00	100%		163,440
Total Acres 781.00					Land Total	205,440

Accpt Land 205,400 **Accepted Bldg** 0 **Total** 205,400

Charlotte
 Name: US GOVERNMENT MOOSEHORN REFUGE
 UNITED STATES OF AMERICA
 Account: 476 Card: 1 of 1

Valuation Report

02/14/2026
 Page 492
 012-010
 NO ROAD

Map/Lot:
 Location:

Neighborhood 75 NO ROAD

Zoning/Use Rural
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 Tree Growth 0 1st Mortgage 0
 Exemption(s) 40 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000
50.00	Acre-Rear Land 2	360.00	18,000.00	100%		18,000
55.00	Acre-Rear Land 3	240.00	13,200.00	100%		13,200
Total Acres 155.00			Land Total			55,200
Acpt Land		55,200	Accepted Bldg		0	Total
						55,200

Charlotte
 Name: VEADER, PETER

Valuation Report

02/14/2026

Page 493

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400	
30.00	Acre-Rear Land 1	480.00	14,400.00	100%		14,400	
Total Acres 31.00					Land Total	19,800	
Acpt Land		19,800	Accepted Bldg		0	Total	19,800

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

Valuation Report

02/14/2026

Page 494

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 Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.40	Acre-Rear Land 1	480.00	192.00	100%		192
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 1.40					Land Total	19,392

Dwelling Description

Replacement Cost New

Mobil Home	One Story	1296 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
Foundation	Concrete Slab	Basement	None	Basement	-11,976
Fin. Basement Area	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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	Typical	Typical	Average	Typical	67,564	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	120%	69,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1999	80	C 100	445	Ava.	86%	100%	120%	460
Wood Deck	1999	360	C 100	1.565	Ava.	86%	100%	120%	1.615
Frame Garage	1999	576	C 100	10.150	Ava.	86%	100%	120%	10.475
Frame Shed	1999	128	E 100	780	Ava.	85%	100%	120%	796
Outbuilding Total									13,346

Acpt Land 19,400 **Accepted Bldg** 83,100 **Total** 102,500

Charlotte
Name: VINING, MAYNARD

Valuation Report

02/14/2026
Page 495
007-035-2
AYERS JCT RD

Account: 216 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 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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	
1.80	Acre-Rear Land 1	480.00	864.00	100%	864	
Total Acres 1.80			Land Total		864	
Acpt Land		900	Accepted Bldg		0	
			Total		900	

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
0.20	Acre-Rear Land 1	480.00	96.00	100%		96
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	90.0%	View/Enviro	3,240
Total Acres 1.20					Land Total	18,936

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
Foundation	Concrete	Basement	Dry 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%	120%	91,164		

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%	120%	1.906	
Open Frame Porch	1983	176	C 110	1.661	Ava.	78%	100%	120%	1.555	
Basement Entrv	1983	20	C 110	1.055	Ava.	78%	100%	120%	988	
Frame Shed	1983	144	D 100	1.381	Ava.	76%	100%	120%	1.260	
Frame Shed	1983	624	E 100	2.680	Ava.	76%	100%	120%	2.444	
Commercial Garaae	1983	960	C 100	16.883	Ava.	76%	100%	120%	15.397	
Frame Shed	1983	322	C 100	3.048	Ava.	76%	100%	120%	2.779	
Storage Trailer	1983	1	C 100	2.000	Ava.	76%	100%	120%	1.824	
Outbuilding Total									28,153	

Acpt Land	18,900	Accepted Bldg	119,300	Total	138,200
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Charlotte
 Name: VOIT,GAIL;TUTTY,DAVID &

Valuation Report

02/14/2026

Page 497

Map/Lot:

003-001

Location:

NO ROAD

Account: 445 Card: 1 of 1

Neighborhood 75 NO ROAD

Zoning/Use Shorefront
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Front-Moosehorn	180.00	18,000.00	25.00%	Access	4,500
150 x 200	Front-Moosehorn	180.00	27,000.00	10.0%	Unimproved	0
		0.00	0.00	5.00%		135
2.55	Acre-Rear Land 1	480.00	1,224.00	100%		1,224
Total Acres 3.70					Land Total	5,859

Accpt Land 5,900 **Accepted Bldg** 0 **Total** 5,900

Neighborhood 16 AYERS JCT RD

Sale Data

Zoning/Use Residential
Topography Level
Utilities Drilled Well Septic System
Street Paved

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) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Fr. A-Homesite (Fract)	12,000.00	8,899.44	100%		8,899
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.55			Land Total			16,099

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

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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Average	Typical	83,069	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	120%	64,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1960	496	C 100	3.984	Ava.	Phy	Func	Econ	
						65%	100%	120%	3,108
						Outbuilding Total			3,108

Accpt Land

16,100

Accepted Bldg

67,900

Total

84,000

Charlotte
 Name: WALTERS, FRANK
 WALTERS, PAUL

Valuation Report

02/14/2026
 Page 499
 013-011
 STATION RD

Account: 337 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 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	6,000.00	90.0%	Unimproved	5,400
19.00	Acre-Rear Land 1	480.00	9,120.00	100%		9,120
Total Acres 20.00					Land Total	14,520

Acpt Land 14,500 **Accepted Bldg** 0 **Total** 14,500

Charlotte
 Name: WEBSTER, THOMAS
 WEBSTER, CAROL

Valuation Report

02/14/2026
 Page 500
 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 Well Septic System
 Street Gravel

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50 x 115	Front-Pennamaquan Lake	420.00	15,924.04	100%		15,924
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	50.0%	Fract. Share	1,800
Total Acres 0.13					Land Total	21,324

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
Foundation	Wood Post/Rock	Basement	None	Basement	-7,665
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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. %
None		None		57%	100%	120%
						Value(Rcnld)
						24,652

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	120	D 100	496	Ava-	57%	100%	120%	340
Two Storv Frame	1960	42	D 100	1.077	Ava-	57%	100%	120%	737
Outbuilding Total									1,077

Acpt Land 21,300 **Accepted Bldg** 25,700 **Total** 47,000

Charlotte
 Name: WELCH, RONALD
 WELCH, CLAIRE

Valuation Report

02/14/2026

Page 501

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 Well 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 200	Front-Pennamaquan Lake	420.00	42,000.00	100%		42,000
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
1.00	Impr-Lot Improvements	3,600.00	3,600.00	60.0%		2,160
0.67	Acre-Rear Land 1	480.00	321.60	100%		322
80 x 200	Front-Pennamaquan Lake	420.00	33,600.00	50.0%	Excess Frtg.	16,800
Total Acres 1.50					Land Total	64,882

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
Foundation	Wood Post/Rock	Basement	None	Basement	-4,546
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
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		56%	100%	120%
						Value(Rcnld)
						15,224

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1958	828	E 100	8.744	Ava-	54%	100%	120%	5,666
Encl Frame Porch	1958	112	E 100	950	Ava-	54%	100%	120%	616
Wood Deck	1958	24	E 100	110	Ava-	54%	100%	120%	71
Frame Shed	1958	192	E 100	1.026	Ava.	62%	100%	120%	763
Frame Shed	1958	70	E 100	558	Poor	35%	100%	120%	234
Frame Shed	1958	208	D 100	1.783	Ava-	54%	100%	120%	1,156
Outbuilding Total									8,506

Acpt Land 64,900 **Accepted Bldg** 23,700 **Total** 88,600

Charlotte
Name: WHALEN, JO

Valuation Report

02/14/2026

Page 502

Map/Lot:

008-019

Account: 295 Card: 1 of 1

Location:

13 SAW WHET LN

Neighborhood 61 SAW WHET LN

Sale Data

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 1 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
15.00	Acre-Rear Land 1	480.00	7,200.00	100%		7,200
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 16.00						Land Total 26,400

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

Foundation	Concrete	Basement	Dry None	Basement	-3,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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	788
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2011	0	Typical	Typical	Good	Typical	56,732	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	120%	63,994

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2011	96	C 100	2.028	Good	94%	100%	120%	2.287
Frame Garage	2011	900	C 100	14.903	Good	94%	100%	120%	16.811
Unfinished Attic	2011	900	C 100	2.350	Good	94%	100%	120%	2.651
Frame Shed	2011	96	C 100	1.316	Good	94%	100%	120%	1.484
Outbuilding Total									23,233

Acpt Land

26,400

Accepted Bldg

87,200

Total

113,600

Charlotte
 Name: WILLIAMS, EDWIN
 WILLIAMS, SALLY

Valuation Report

02/14/2026

Page 503

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 Well Septic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

Tree Growth 0 1st Mortgage 0

Exemption(s) 50 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Acre-Rear Land 1	480.00	960.00	100%		960
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.00			Land Total			20,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1983	14 x 55	C 100	18.921	Ava.	40%	100%	120%	9.082
One Storv Frame	1983	770	D 100	13.335	Ava.	76%	100%	120%	12.162
One Storv Frame	1995	316	D 100	5.473	Ava.	83%	90%	120%	4.907
Frame Shed	1983	324	D 100	2.512	Ava.	76%	100%	120%	2.291
Frame Shed	1983	128	E 100	780	Poor	52%	100%	120%	487
Frame Shed	1983	144	E 100	842	Poor	52%	100%	120%	526
Outbuilding Total									29,455

Acpt Land 20,200 **Accepted Bldg** 29,500 **Total** 49,700

Charlotte
 Name: WILLIAMS, EDWIN
 WILLIAMS, SALLY

Valuation Report

02/14/2026

Page 504

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
7.70	Acre-Rear Land 2	360.00	2,772.00	100%		2,772	
Total Acres 57.70					Land Total	26,772	
Acpt Land		26,800	Accepted Bldg		0	Total	26,800

Charlotte
 Name: WILLIAMS, EDWIN
 WILLIAMS, SALLY

Valuation Report

02/14/2026

Page 505

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acre-Rear Land 1	480.00	24,000.00	100%		24,000	
14.00	Acre-Rear Land 2	360.00	5,040.00	100%		5,040	
Total Acres 64.00					Land Total	29,040	
Acpt Land		29,000	Accepted Bldg		0	Total	29,000

Charlotte
 Name: WIMMERGREN, MARILYN
 SNYDER, SNYDER, GORDON

Valuation Report

02/14/2026

Page 506

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 Well Septic 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	Front-Round Pond	300.00	21,213.20	100%		21,213
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 0.23			Land Total			28,413

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1095 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
Foundation	Wood	Basement	Damp 3/4 Bmt	Basement	-1,744
Fin. Basement Area	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% 120%	117,276

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%	120%	1,722
Wood Deck	1975	224	C 110	1.123	Good	83%	100%	120%	1,118
Wood Deck	1975	128	C 100	637	Ava.	72%	100%	120%	551
Outbuilding Total									3,391

Acpt Land 28,400 **Accepted Bldg** 120,700 **Total** 149,100

Charlotte
 Name: WIMMERGREN, MARILYN

Valuation Report

02/14/2026

Page 507

Map/Lot:

015-009

Account: 11 Card: 1 of 1

Location:

53 ROUND POND LN

Neighborhood 58 ROUND POND LN

Sale Data

Zoning/Use Rural
 Topography Rolling
 Utilities
 Street Gravel

Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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
50 x 100	Front-Round Pond	300.00	10,606.60	50.0%		5,303
Total Acres 0.11					Land Total	5,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Frame Garage	1994	1160	B 100	26.885	Good	88%	100%	120%	28.391
Finished Attic	1994	1160	B 100	14.689	Good	88%	100%	120%	15.511
Outbuilding Total									43,902

Acpt Land

5,300

Accepted Bldg

43,900

Total

49,200

Charlotte
 Name: WITHROW, JARETT

Valuation Report

02/14/2026
 Page 508
 008-012
 AYERS JCT RD

Account: 285 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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	Acre-Baselot	6,000.00	360.00	100%		360
Total Acres 0.06			Land Total			360

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%	120%	677	
Outbuilding Total									677	
Acpt Land		400	Accepted Bldg		700	Total		1,100		

Account: 286 Card: 1 of 1

Map/Lot: 008-013
Location: 983 AYERS JCT RD

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic System
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.00	Acre-Rear Land 1	480.00	960.00	100%		960
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.00						Land Total 20,160

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
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	-1,040
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1893	1970	Typical	Typical	Average	Typical	74,616
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	120%	44,770	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1893	540	C 100	11.405	Ava.	50%	100%	120%	6.842
Unfin Basement	1893	540	C 100	5.170	Ava.	50%	100%	120%	3.102
Frame Shed	1893	96	D 100	1.079	Ava.	50%	100%	120%	648
Frame Shed	1893	192	E 100	1.026	Poor	20%	100%	120%	246
Frame Shed	1893	525	E 100	2.301	Poor	20%	100%	120%	552
Open Frame Porch	1893	160	D 100	1.137	Ava.	50%	100%	120%	682
Outbuilding Total									12,072

Acpt Land 20,200 **Accepted Bldg** 56,800 **Total** 77,000

Neighborhood 66 SMITH RIDGE RD

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

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

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	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
3.30	Acre-Rear Land 1	480.00	1,584.00	100%		1,584
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 4.30			Land Total			20,784

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10Mobile Home	1960	10 x 53	D 100	11.198	Poor	20%	100%	120%	2,688
One Storv Frame	1960	96	E 100	1.014	Poor	37%	100%	120%	450
One Storv Frame	1960	132	E 100	1.394	Poor	37%	100%	120%	619
Wood Deck	1960	240	E 100	542	Poor	37%	100%	120%	241
One Storv Frame	1960	336	E 100	3.548	Poor	37%	100%	120%	1,576
Frame Shed	1960	167	E 100	930	Poor	37%	100%	120%	413
Frame Shed	1960	392	E 100	1.792	Poor	37%	100%	120%	796
A-Roof	1960	530	D 100	922	Poor	37%	100%	120%	409
Outbuilding Total									7,192
Accpt Land		20,800	Accepted Bldg		7,200	Total			28,000

Charlotte
 Name: WORCESTER HOLDINGS, LLC,

Valuation Report

02/14/2026

Page 511

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	Acre-Mixed Wood TG	199.20	20,198.88	100%		20,199	
Total Acres 130.00					Land Total	20,199	
Acpt Land		20,200	Accepted Bldg		0	Total	20,200

Charlotte
 Name: WORCHESTER HOLDINGS, LLC

Valuation Report

02/14/2026
 Page 512
 008-001
 NO ROAD

Account: 274 Card: 1 of 1 Map/Lot:
 Location:

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
537.00	Acre-Softwood FL	162.00	86,994.00	100%		86,994
52.00	Acre-Wasteland	144.00	7,488.00	100%		7,488
5.00	Acre-Class II Roads	1,200.00	6,000.00	100%		6,000
Total Acres 594.00			Land Total			100,482
Accpt Land		100,500	Accepted Bldg		0	Total
						100,500

Charlotte
 Name: ZIEGLER, CONSTANCE
 SCRIBNER SEAN

Valuation Report

02/14/2026

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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
49 x 80	Front-Round Pond	300.00	9,297.10	50.0%		4,649
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.09					Land Total	8,249

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%	120%	1,021
Frame Shed	1988	48	D 100	778	Fair	66%	100%	120%	616
Outbuilding Total									1,637
Acpt Land		8,200	Accepted Bldg		1,600	Total		9,800	

Charlotte
 Name: ZIEGLER, CONSTANCE
 SCRIBNER, SEAN

Valuation Report

02/14/2026

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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 Well Septic 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
85 x 83	Front-Round Pond	300.00	16,427.22	100%		16,427
1.00	Impr-Lot Improvements	3,600.00	3,600.00	100%		3,600
Total Acres 0.16			Land Total			20,027

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
Foundation	Piers	Basement	None	Basement	-8,118
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	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	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	120%	43,224

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%	120%	11,039
Open Frame Porch	1988	168	D 110	1.307	Good	87%	100%	120%	1,364
Open Frame Porch	1988	32	D 110	359	Good	87%	100%	120%	374
Wood Deck	1988	32	D 110	228	Good	87%	100%	120%	238
Wood Deck	1988	32	D 110	228	Good	87%	100%	120%	238
Outbuilding Total									13,253

Acpt Land

20,000

Accepted Bldg

56,500

Total

76,500

Neighborhood 16 AYERS JCT RD

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well Septic 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 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	12,000.00	12,000.00	100%		12,000
2.70	Acre-Rear Land 1	480.00	1,296.00	100%		1,296
2.00	Impr-Lot Improvements	3,600.00	7,200.00	100%		7,200
Total Acres 3.70						Land Total 20,496

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
Foundation	Concrete	Basement	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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	Typical	Typical	Average	Typical	85,708
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		58%	100%	120%
						Value(Rcnld)
						59,653

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%	120%	1.871
Encl Frame Porch	1946	175	C 100	2.544	Ava.	58%	100%	120%	1.771
Frame Shed	1946	80	E 100	597	Poor	27%	100%	120%	193
Frame Shed	1946	192	D 100	1.683	Ava-	46%	100%	120%	929
Frame Garage	1946	748	D 100	10.392	Ava-	46%	100%	120%	5,736
Frame Shed	1946	128	E 100	780	Ava.	56%	100%	120%	524
Frame Shed	1946	176	E 100	964	Ava-	46%	100%	120%	532
One Storv Frame	2021	384	B 100	9.894	Ava+	95%	100%	120%	11,279
Outbuilding Total									22,835

Acpt Land

20,500

Accepted Bldg

82,500

Total

103,000