

Easton
Name: ADAMS, CAMERON

Valuation Report

08/22/2016

Page 1

Map/Lot:

021-014

Account: 24 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Old Multi-Family
Reference 1 B3322P110

Reference 2
Tran/Land/Bldg 1 1 3

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 09/01/1999
Sale Price 44,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Acres-Homesite (Fract)	9,500.00	7,235	200%	Environmen	14,470
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.58 Land Total						21,970

Dwelling Description

Replacement Cost New

Conventional	Two Story	812 Sqft	Grade C 100	Base	65,354
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,600
Attic	Full Finished			Attic	8,291
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-455
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	78,790
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	95%	100%
Value(Rcnd)						52,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1900	70	C 100	622	Avq+	70%	95%	100%	413
Open Frame Porch	1900	70	C 100	1,548	Avq+	70%	95%	100%	1,030
2S Fr Bay Window	1900	24	C 100	2,554	Avq+	70%	95%	100%	1,699
Open Frame Porch	1900	180	C 100	3,453	Avq+	70%	95%	100%	2,296
1 & 3/4 Story Fr	1900	272	C 100	21,212	Avq+	70%	95%	100%	14,106
2S Frame Shed	1900	238	C 100	5,358	Avq+	70%	80%	100%	3,001
Frame Garage	1900	780	C 100	14,400	Good	75%	90%	100%	9,720
2,148 SFLA		Field1							32,265

Outbuilding Total

Acpt Land

22,000

Accepted Bldg

84,700

Total

106,700

Easton
Name: ADAMS, CAMERON

Valuation Report

08/22/2016

Page 2

Map/Lot:

018-004-B

Account: 547 Card: 1 of 1

Location:

19 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/2001
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities NoneNone
Street Paved

CLASS Mobile Home
Reference 1 B3534P052
Reference 2 1968 12X60 RICHARDSON
Tran/Land/Bldg 1 1 0
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	9,500.00	5,856	100%		5,856
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.38						Land Total 13,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1995	14X76	C 100	26,913	Avq.	25%	100%	100%	6,728
Encl Frame Porch	1995	100	D 100	2,570	Avq.	85%	100%	100%	2,184
1,164 SFLA		Field1							
Outbuilding Total									8,912

Accpt Land

13,400

Accepted Bldg

8,900

Total

22,300

Easton
Name: ADAMS, CAMERON J

Valuation Report

08/22/2016

Page 3

Map/Lot:

004-009-B

Location:

BANGOR ROAD

Account: 529 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/01/1999
Sale Price	7,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home
Reference 1 B3255P258

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Baselot (Fract)	9,500.00	9,356	100%		9,356
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.97					Land Total	16,856

Accpt Land	16,900	Accepted Bldg	0	Total	16,900
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Easton
Name: ADAMS, CLINTON

Valuation Report

08/22/2016

Page 4

Map/Lot:

019-020

Account: 813 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4642P241

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description		
Units	Method - Description	Price/Unit
1.00	Acres-Baselot	9,500.00
5.55	Acres-Rear Land (All)	500.00
8.00	Acres-Tillable	1,000.00
Total Acres 14.55		
Accpt Land		20,300
Accepted Bldg		0
Total		20,300

Easton
Name: ADAMS, CLINTON W & ANN V. HEIRS

Valuation Report

08/22/2016

Page 5

Map/Lot:

004-004

Account: 10 Card: 1 of 1

Location:

11 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B4283P219

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
68.00	Acres-Tillable	1,000.00	68,000	100%		68,000
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 78.00						Land Total 85,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Pot.Hse (Old)	1958	3360	D 100	44.083	Good	75%	75%	100%	24,796
Ldina Shd (Old)	1958	640	D 100	8.397	Avq-	50%	80%	100%	3,358
Frame Garage	1930	527	C 100	10.228	Avq.	60%	100%	100%	6,137
Outbuilding Total									34,291

Acpt Land

85,400

Accepted Bldg

34,300

Total

119,700

Name: ADAMS, CLINTON W & ANN V., HEIRS

Page 6

Map/Lot:

004-003

Account: 8 Card: 1 of 1

Location:

114 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Agricultural & Residential
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

CLASS Residential
 Reference 1 B4283P221 B4949P178
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
40.00	Acres-Rear Land (All)	500.00	20,000	100%		20,000
77.00	Acres-Tillable	1,000.00	77,000	100%		77,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 118.00						Land Total 114,000

Dwelling Description**Replacement Cost New**

Conventional	Two Story	792 Sqft	Grade D 100	Base	52,342
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-873
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Below Average	Typical	53,191
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 50%	Func. % 95%	25,266
					Econ. % 100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1880	280	D 100	5,949	Avq-	50%	95%	100%	2,825
1 & 1/2 Story Fr	1880	224	D 100	12,600	Avq-	50%	95%	100%	5,985
Unfin Basement	1880	224	D 100	2,172	Avq-	50%	95%	100%	1,032
Open Frame Porch	1880	84	D 100	1,468	Avq-	50%	95%	100%	697
1.5 S-Gar	1880	320	D 100	6,272	Avq-	50%	80%	100%	2,509
Frame Garage	1880	120	D 100	2,885	Avq-	50%	80%	100%	1,154
Frame Shed	1967	2240	D 100	25,715	Avq+	78%	75%	100%	15,044
Frame Garage	1880	440	D 100	7,212	Avq-	50%	95%	100%	3,426
2,200 SFLA									
Outbuilding Total									32,672

Acpt Land

114,000

Accepted Bldg

57,900

Total

171,900

Easton
Name: ADAMS, CLINTON W & CAMERON J

Valuation Report

08/22/2016

Page 7

Map/Lot:

004-009

Location:

WEST RIDGE ROAD

Account: 9 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/12/2006

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use Residential

Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B4283P219

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Access	7,125
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
25.00	Acres-Tillable	1,000.00	25,000	100%		25,000
Total Acres 30.00			Land Total			34,125

Accpt Land

34,100

Accepted Bldg

0

Total

34,100

Easton
Name: ADAMS, GERALD M

Valuation Report

08/22/2016

Page 8

Map/Lot:

004-026

Account: 953 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/01/1991
Sale Price	7,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography RollingAbove Street
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
15.00	Acres-Rear Land (All)	500.00	7,500	100%		7,500
Total Acres 16.00					Land Total	17,000

Accpt Land	17,000	Accepted Bldg	0	Total	17,000
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Easton
Name: ADAMS, HEIRS OF ANN V

Valuation Report

08/22/2016

Page 9

Map/Lot:

004-003-001

Location:

WEST RIDGE ROAD

Account: 501 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B2824P288

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.86	Acres-Rear Land (All)	500.00	930	100%		930
Total Acres 2.86			Land Total			10,430
Accpt Land		10,400	Accepted Bldg		0	Total
						10,400

Easton

Valuation Report

08/22/2016

Name: ADAMS, HEIRS OF MICHAEL J

Page 10

ADAMS, SUZANNE J

Map/Lot:

018-004

Account: 2 Card: 1 of 1

Location:

11 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1565P124

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.59	Acres-Rear Land (All)	500.00	295	100%		295
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.59						Land Total 17,295

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	768 Sqft	Grade D 115	Base	54,403
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-304
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1860	0	Typical	Typical	Average	Typical	57,400	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	98%	100%	33,751

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1860	276	D 115	12,313	Avq.	60%	98%	100%	7,240
One Story Frame	1860	528	D 115	23,555	Avq.	60%	98%	100%	13,850
Unfin Basement	1860	528	D 115	5,889	Avq.	60%	100%	100%	3,533
Frame Garage	1860	352	D 115	6,924	Avq.	60%	80%	100%	3,323
Unfinished Attic	1860	352	D 115	3,228	Avq.	60%	80%	100%	1,550
Frame Garage	1975	768	D 100	11,646	Fair	40%	100%	100%	4,658
Finished Attic	1860	528	D 115	12,002	Avq.	60%	98%	100%	7,057
Encl Frame Porch	1860	168	D 115	4,424	Avq.	60%	98%	100%	2,601
Open Frame Porch	1860	36	D 100	787	Avq.	60%	100%	100%	472
2,388 SFLA									
Outbuilding Total									44,284

Acpt Land

17,300

Accepted Bldg

78,000

Total

95,300

Easton

Valuation Report

08/22/2016

Name: ADAMS, HEIRS OF MICHAEL J

Page 11

ADAMS, SUZANNE J

Map/Lot:

018-004-A

Account: 3

Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
 Reference 1 B1369P268 B2709P333

Reference 2
 Tran/Land/Bldg 1 1 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
4.14	Acres-Rear Land (All)	500.00	2,070	100%		2,070
Total Acres 5.14				Land Total		11,570
Accpt Land		11,600	Accepted Bldg	0	Total	11,600

Easton
Name: ADAMS, HEIRS OF MICHAEL J

Valuation Report

08/22/2016

Page 12

Map/Lot:

019-027

Account: 6 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingAbove Street
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.46	Acres-Rear Land (All)	500.00	230	100%		230
Total Acres 1.46			Land Total			9,730
Accpt Land		9,700	Accepted Bldg		0	Total
						9,700

Easton

Valuation Report

08/22/2016

Name: ADAMS, STEWART A

Page 13

ADAMS, JANICE L

Map/Lot:

015-003-A

Account: 12

Card: 1 of 2

Location:

247 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1234P013 B1844P179 B2969P161
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.81	Acres-Rear Land (All)	500.00	905	100%		905
1,500	\$/SF -Pavement	2.50	3,750	100%		3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.81						21,655

Land Total

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	925 Sqft	Grade C 115	Base	54,122
Exterior	Vinyl/Aluminum	Masonry Trim	132Sqft	Trim	850
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,415
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	2007	Typical	Typical	Good	Typical	
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	48,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1SFr Overhang	1976	42	C 115	2,285	Good	84%	100%	100%		1,919
Frame Bay Window	1976	27	C 115	2,260	Good	84%	100%	100%		1,898
One Story Frame	1978	126	C 115	6,854	Good	84%	100%	100%		5,757
Unfin Basement	1978	126	C 115	1,715	Good	84%	100%	100%		1,441
Encl Frame Porch	1987	462	C 115	13,135	Avq.	81%	100%	100%		10,639
One Story Frame	1988	342	C 115	18,607	Avq.	82%	100%	100%		15,258
Patio	1976	160	C 115	1,185	Good	84%	100%	100%		995
Frame Shed	1976									200
1,924 SFLA										
----- S O U N D V A L U E -----										200
Outbuilding Total										38,107

Acpt Land

21,700

Accepted Bldg

86,300

Total

108,000

Easton

Valuation Report

08/22/2016

Name: ADAMS, STEWART A

Page 14

ADAMS, JANICE L

Map/Lot:

015-003-A

Account: 12

Card: 2 of 2

Location:

247 STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities
 Street Paved

CLASS Residential
 Reference 1 B1234P013 B1844P179 B2969P161
 Reference 2
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 S-Gar	1978	750	C 115	22,749	Good	84%	90%	100%	17,198
Frame Garage	1978	234	C 100	5,397	Good	84%	80%	100%	3,626
Canopy	1976			- - - - S O U N D V A L U E - - - -					250
Frame Garage	2011	550	C 100	10,608	Avg.	93%	100%	100%	9,865
1,924 SFLA									30,939
Accpt Land				0	Accepted Bldg		30,900	Total	30,900

Easton

Valuation Report

08/22/2016

Name: ADAMS, STEWART A

Page 15

ADAMS, JANICE L

Map/Lot:

015-003-A

Account: 12

Location:

247 STATION ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	21,700	86,300	108,000	21,700	86,300	108,000
2	0	30,900	30,900	0	30,900	30,900
TOTAL	21,700	117,200	138,900	21,700	117,200	138,900

Easton

Valuation Report

08/22/2016

Name: ADAMS, STEWART A & JANICE L

JT

Page 16

Map/Lot:

015-001

Account: 632

Card: 1 of 1

Location:

244 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/16/2011
Sale Price	6,000

Zoning/Use	Residential
Topography	RollingSwampy
Utilities	Septic System
Street	Paved

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS	Residential
Reference 1	B4968P340

Reference 2	
Tran/Land/Bldg	3 1 98

Recertified Date	0	Y Coordinate	0
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Exemption(s)		Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	75%	Topoqraphy	5,038
1.00	# -Lot Improvement	7,500.00	7,500	65%	Fract. Sha	4,875
Total Acres 0.50					Land Total	9,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2010	128	C 100	1.792	Avg.	93%	100%	100%		1.667
Outbuilding Total										1.667

Accpt Land

9,900

Accepted Bldg

1,700

Total

11,600

Easton
Name: ADAMS, SUZANNE J

Valuation Report

08/22/2016

Page 17

Map/Lot:

018-010

Location:

FRYPAN ROAD

Account: 5 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B1369P268

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Baselot (Fract)	9,500.00	8,172	10%	Topoography	817
Total Acres 0.74				Land Total		817

Accpt Land

800

Accepted Bldg

0

Total

800

Name: ADELMAN, H CO, INC
C/O HIRAM ADELMAN

Valuation Report

08/22/2016

Page 18

Map/Lot:

002-007

Account: 13 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1	Resident/Agric.
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Zoning/Use	Residential
Topography	LevelRolling
Utilities	None
Street	Paved

CLASS	Residential
Reference 1	B2313P120

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot	9,500.00	9,500	100%		9,500
110.00	Acres-Rear Land (All)	500.00	55,000	100%		55,000
Total Acres 111.00					Land Total	64,500

Accpt Land	64,500	Accepted Bldg	0	Total	64,500
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Name: ADELMAN, H CO, INC
C/O HIRAM ADELMAN

Valuation Report

08/22/2016

Page 19

Map/Lot:

002-004

Account: 14 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1	Resident/Agric.
----------------	-----------------

Zoning/Use	Residential
Topography	LevelRolling
Utilities	None
Street	Paved

CLASS	Residential
Reference 1	B2313P120

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot	9,500.00	9,500	100%		9,500
169.00	Acres-Rear Land (All)	500.00	84,500	100%		84,500
Total Acres	170.00				Land Total	94,000

Accpt Land	94,000	Accepted Bldg	0	Total	94,000
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Easton

Valuation Report

08/22/2016

Name: ADELMAN, H CO, INC

Page 20

C/O HIRAM ADELMAN

Map/Lot:

002-001

Account: 15

Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B1036P619

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
285.40	Acres-Rear Land (All)	500.00	142,700	100%		142,700
26.60	Acres-Tillable	1,000.00	26,600	100%		26,600
Total Acres 313.00					Land Total	178,800
Accpt Land		178,800	Accepted Bldg	0	Total	178,800

Easton

Valuation Report

08/22/2016

Name: ADELMAN, H CO, INC

Page 21

C/O HIRAM ADELMAN

Map/Lot:

001-042

Account: 16

Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
223.10	Acres-Rear Land (All)	500.00	111,550	100%		111,550
55.90	Acres-Tillable	1,000.00	55,900	100%		55,900
Total Acres 280.00					Land Total	176,950

Accpt Land

177,000

Accepted Bldg0 **Total**

177,000

Easton
Name: ALEXANDER, BRUCE

Valuation Report

08/22/2016

Page 22

Map/Lot:

009-013

Location:

GRAY ROAD

Account: 933 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities
Street Paved

Reference 1 B2978P0237 B5491P84

Reference 2

Tran/Land/Bldg 0 1 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
Total Acres 10.00				Land Total		14,000
Accpt Land		14,000	Accepted Bldg	0	Total	14,000

Easton
Name: ALEXANDER, BRUCE D

Valuation Report

08/22/2016

Page 23

Map/Lot:

009-009

Location:

FULLER ROAD

Account: 20 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1682P282 B2978P237 B4432P036
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 2018 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
21.00	Acres-Rear Land (All)	500.00	10,500	100%		10,500
5.00	Acres-Softwood-TG	120.00	600	100%		600
34.00	Acres-Mixed Wood-TG	165.00	5,610	100%		5,610
10.00	Acres-Hardwood-TG	181.00	1,810	100%		1,810
Total Acres 71.00			Land Total			28,020
Acpt Land		28,000	Accepted Bldg	0	Total	28,000

Easton
Name: ALEXANDER, BRUCE D

Valuation Report

08/22/2016
Page 24
009-008-001
FULLER RD

Account: 976 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5092P267

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data	
Sale Date	03/01/2001
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
69.78	Acres-Rear Land (All)	500.00	34,890	100%		34,890
8.00	Acres-Tillable	1,000.00	8,000	100%		8,000
Total Acres 78.78					Land Total	52,390

Accpt Land	52,400	Accepted Bldg	0	Total	52,400
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Easton

Valuation Report

08/22/2016

Name: ALEXANDER, BRUCE D. & WELLS-ALEXANDER,

Page 25

Map/Lot:

009-001-001

Account: 518

Card: 1 of 2

Location:

342 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.86	Acres-Rear Land (All)	500.00	2,430	100%		2,430
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
					Land Total	19,430

Dwelling Description

Replacement Cost New

Log Home	One Story	999 Sqft	Grade A 100	Base	73,876
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	999 Sqft, Grade A	Basement Gar	None	Fin Bsmt	9,734
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,150
Attic	1/2 Finished			Attic	8,471
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	2015	Typical	Typical	Very Good	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None	91%	98%	100%		Value(Rcnld)
						84,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 S-Gar	1997	810	A 100	24.033	V.G.	91%	80%	100%	17,496
Open Frame Porch	2015	209	A 100	5.932	V.G.	91%	100%	100%	5,398
Encl Frame Porch	2015	204	A 100	8.275	V.G.	91%	100%	100%	7,530
Wood Deck	2015	240	A 100	2.789	V.G.	91%	100%	100%	2,538
Wood Deck	2015	400	A 100	4.536	V.G.	91%	100%	100%	4,128
Wood Deck	2015	228	A 100	2.658	V.G.	91%	100%	100%	2,419
1,203 SFLA									
Outbuilding Total									39,509

Acpt Land

19,400

Accepted Bldg

124,400

Total

143,800

Easton

Valuation Report

08/22/2016

Name: ALEXANDER, BRUCE D. & WELLS-ALEXANDER,

Page 26

Map/Lot:

009-001-001

Account: 518

Card: 2 of 2

Location:

342 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 3 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2015	2520	B 100	52,564	Same	91%	100%	100%	47,833
1,203 SFLA						Outbuilding Total			47,833
Accpt Land			0	Accepted Bldg			47,800	Total	47,800

Easton

Valuation Report

08/22/2016

Name: ALEXANDER, BRUCE D. & WELLS-ALEXANDER,

Page 27

Map/Lot:

009-001-001

Account: 518

Location:

342 FULLER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	19,400	124,400	143,800	19,400	124,400	143,800
2	0	47,800	47,800	0	47,800	47,800
TOTAL	19,400	172,200	191,600	19,400	172,200	191,600

Easton
Name: ALEXANDER, JONAH

Valuation Report

08/22/2016

Page 28

Map/Lot:

009-009-A

Account: 955 Card: 1 of 1

Location:

379 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4432P036

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 10.00 Land Total						21,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,344 Sqft	Grade B 100	Base	98,642
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,202
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,270
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,416
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	Modern	Modern	Average	Typical	92,126			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	98%	100%	82,158				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	2007	312	B 100	18,007	Avq.	91%	98%	100%	16,058
Frame Shed	2010	240	B 100	4,099	Avq.	91%	80%	100%	2,984
Wood Deck	2007	576	B 100	5,253	Avq.	91%	100%	100%	4,780
Frame Shed	2010			----- S O U N D V A L U E -----					2,500
Unfinished Attic	2007	585	B 100	5,131	Avq.	91%	100%	100%	4,669
Frame Garage	2007	1170	B 100	25,411	Avq.	91%	55%	100%	12,718
Concrete Pad /CF	2007	387	C 100	1,936	Avq.	90%	100%	100%	1,742
Canopy	2015			----- S O U N D V A L U E -----					500
2,328 SFLA									
Outbuilding Total									45,951

Acpt Land

21,500

Accepted Bldg

128,100

Total

149,600

Easton
Name: ALEXANDER, SIMON J & ALIZA M. JT

Valuation Report

08/22/2016

Page 29

Map/Lot:

008-026

Account: 932 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling

Utilities

Street Street Surface

Reference 1 B5491P84

Reference 2

Tran/Land/Bldg 0 1 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	9,500.00	9,500	100%		9,500
51.66	Acres-Rear Land (All)	500.00	25,830	100%		25,830
Total Acres 52.66				Land Total		35,330
Accpt Land		35,300	Accepted Bldg	0	Total	35,300

Easton
Name: ALLEN, CHARLOTTE A

Valuation Report

08/22/2016

Page 30

Map/Lot:

023-007

Account: 755 Card: 1 of 1

Location:

83 PERRY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4095P261

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1,600	\$/SF -Pavement	2.50	4,000	75%	Condition	3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40 Land Total						20,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade C 110	Base	67,218
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Average	Typical	69,528	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	62,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	2005	14	C 110	1,121	Avq.	90%	100%	100%	1,009
Wood Deck	2005	180	C 110	1,565	Avq.	90%	100%	100%	1,409
Frame BSMT Entry	2005	72	C 110	1,922	Avq.	90%	100%	100%	1,730
Frame Garage	2005	480	C 110	10,399	Avq.	90%	80%	100%	7,487
Frame Shed	2010	160	C 100	2,240	Avq.	93%	100%	100%	2,083
1,414 SFLA									
Outbuilding Total									13,718

Acpt Land

20,200

Accepted Bldg

76,300

Total

96,500

Easton

Valuation Report

08/22/2016

Name: ALLEN, LORIS WINGER

Page 31

ALLEN, MICHAEL B

Map/Lot:

006-011-A

Account: 837 Card: 1 of 1

Location:

62 CURTIS ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1731P63

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	9,500.00	5,116	100%		5,116
1,500	\$/SF -Pavement	2.50	3,750	75%	Condition	2,813
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.29					Land Total	15,429

Dwelling Description

Replacement Cost New

Conventional	One Story	988 Sqft	Grade D 115	Base	46,136
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	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	Partial			Insulation	-261
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Typical	Typical	Above Average	Typical	45,875
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	95%	100%	33,122	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	42	D 115	1,704	Avq.	78%	100%	100%	1,329
Frame Garage	1980	672	D 115	11,900	Avq.	78%	95%	100%	8,818
Open Frame Porch	1962	16	D 115	578	Avq+	76%	95%	100%	417
1,030 SFLA									
Outbuilding Total									10,564

Acpt Land

15,400

Accepted Bldg

43,700

Total

59,100

Easton

Valuation Report

08/22/2016

Name: ALLEN, SCOTT & REBECCA JT

Page 32

Map/Lot:

007-055-A

Account: 406 Card: 1 of 1

Location:

10 LEDGE HILL RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B3919P109

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.45	Acres-Rear Land (All)	500.00	2,225	100%		2,225
2,160	\$/SF -Pavement	2.50	5,400	75%	Condition	4,050
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.45						Land Total 23,275

Dwelling Description

Replacement Cost New

Conventional	Two Story	784 Sqft	Grade C 110	Base	69,830
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,598
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,540
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,080
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Good	Typical	77,048
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	63,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1971	448	C 110	29,141	Good	82%	100%	100%	23,896
Open Frame Porch	1971	40	C 110	1,131	Good	82%	100%	100%	927
Wood Deck	1988	120	C 110	1,084	Avq.	82%	100%	100%	889
Frame Garage	1971	832	C 110	16,782	Good	82%	80%	100%	11,009
Wood Deck	1985	168	C 110	1,468	Avq.	80%	100%	100%	1,174
Frame Shed	1995	384	C 100	5,376	Avq.	85%	100%	100%	4,570
Canopy	1995	264	E 100	1,257	Avq.	85%	100%	100%	1,068
Canopy	1995	240	E 100	1,142	Avq.	85%	100%	100%	971
Frame Shed	1971								400
1,568 SFLA									
Outbuilding Total									44,904

Acpt Land

23,300

Accepted Bldg

108,100

Total

131,400

Easton
Name: ALLEN, SCOTT F & REBECCA L

Valuation Report

08/22/2016

Page 33

Map/Lot:

006-017-B

Account: 1062 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5206P185

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
10.00	Acres-Rear Land (All)	500.00	5,000	100%		5,000
13.00	Acres-Tillable	1,000.00	13,000	100%		13,000
Total Acres 24.00				Land Total		27,500
Accpt Land		27,500	Accepted Bldg	0	Total	27,500

Easton

Valuation Report

08/22/2016

Name: AMBROSE, WENDY S

Page 34

AMBROSE, EUGENE L

Map/Lot:

023-001

Account: 750

Card: 1 of 1

Location:

43 PERRY DRIVE

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 07/01/1994

Sale Price 4,522

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B2712P332

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.30	Acres-Rear Land (All)	500.00	150	100%		150
2,000	\$/SF -Pavement	2.50	5,000	75%	Condition	3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.30						Land Total 20,900

Dwelling Description**Replacement Cost New**

Cape Cod	One & 1/2 Story	1,116 Sqft	Grade B 100	Base		87,456
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	2			
Baths	2	Half Baths	0	Plumbing		4,270
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	10%			Unfinished		-2,974

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	88,752
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						Value(Rcnld)
						76,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Story Basement	1997	95	B 100	6,854	Avq.	86%	100%	100%		5,894
Open Frame Porch	1999	743	B 100	16,106	Avq.	86%	100%	100%		13,851
Canopy	1997	60	B 100	697	Avq.	86%	100%	100%		599
2S Open Fr Porch	1999	110	B 100	4,259	Avq.	86%	100%	100%		3,663
Wood Deck	1999	132	B 100	1,309	Avq.	86%	100%	100%		1,126
Frame Shed	1999	216	C 100	3,024	Avq.	87%	100%	100%		2,631
1SFr Overhang	1997	62	B 100	3,578	Avq.	86%	100%	100%		3,077
1,569 SFLA										
Outbuilding Total										30,841

Acpt Land

20,900

Accepted Bldg

107,200

Total

128,100

Easton

Valuation Report

08/22/2016

Name: AMES, WILSON HAYWARD

Page 35

AMES, DEANE H

Map/Lot:

009-004

Account: 26

Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B0964P55 B2774P060

Reference 2
 Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
85.90	Acres-Rear Land (All)	500.00	42,950	100%		42,950
1.00	Acres-Gravel Pit	5,000.00	5,000	100%		5,000
37.50	Acres-Tillable	1,000.00	37,500	100%		37,500
Total Acres 124.40						Land Total 85,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1995	1320	C 100	23.302	Avg.	85%	75%	100%		14,855
One Story Frame	2006	280	D 100	10.862	Avg.	91%	80%	100%		7,907
Open Frame Porch	2006	280	D 100	4.252	Avg.	91%	80%	100%		3,095
280 SFLA										Outbuilding Total 25,857

Acpt Land

85,500

Accepted Bldg

25,900

Total

111,400

Easton

Valuation Report

08/22/2016

Name: AMES, WILSON HAYWARD

Page 36

AMES, DEANE H

Map/Lot:

009-004-A

Account: 28

Card: 1 of 1

Location:

384 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1976P089

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.60	Acres-Rear Land (All)	500.00	1,800	100%		1,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.60						Land Total 18,800

Dwelling Description**Replacement Cost New**

Conventional	One Story	700 Sqft	Grade C 100	Base	40,410
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,539
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1980	Typical	Typical	Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	40,277	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1 Story Basement	1987	540	C 100	31,933	Avq.	25,866
One Story Frame	2006	280	C 100	13,246	Avq.	12,054
Wood Deck	2006	60	C 100	549	Avq.	500
Wood Deck	1989	150	C 100	1,204	Avq.	987
Frame Garage	1980	728	C 100	13,542	Avq.	10,563
Frame Shed	1976					1,500
980 SFLA				----- S O U N D V A L U E -----		
Outbuilding Total						51,470
Acpt Land		18,800	Accepted Bldg		91,700	Total 110,500

Easton
Name: AMISH SCHOOL

Valuation Report

08/22/2016
Page 37
005-012-ON
60 LADNER RD

Account: 913 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Institutional

Reference 1

Reference 2

Tran/Land/Bldg 1 7 72

Recertified Date 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	2012	792	D 100	30,724	Avq.	94%	100%	100%	28,881
Frame Shed	2012	264	D 100	3,031	Avq.	94%	80%	100%	2,279
Frame Shed	2013	288	D 100	3,306	Avq.	94%	100%	100%	3,108
792 SFLA									
						Outbuilding Total			34,268
Accpt Land			0	Accepted Bldg			34,300	Total	34,300

Easton
Name: ANDERSON, DENNIS M

Valuation Report

08/22/2016

Page 38

Map/Lot:

001-025

Account: 298 Card: 1 of 2

Location:

38 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4010P027 B4830P327 B4834P100
Reference 2
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
11.87	Acres-Rear Land (All)	500.00	5,935	100%		5,935
800	\$/SF -Pavement	2.50	2,000	75%	Condition	1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 12.87						Land Total 24,435

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Marlette M/H	1973	12X58	B 100	21.121	Avg-	20%	85%	100%	3,591
1 Story Basement	1973	336	D 100	16,294	Avg-	59%	100%	100%	9,613
Open Frame Porch	1973	16	D 100	503	Avg-	59%	100%	100%	297
Open Frame Porch	2014	168	D 100	2,661	Avg.	95%	100%	100%	2,528
Frame Shed	2011	336	C 100	4,704	Avg.	93%	100%	100%	4,375
Unfin Basement	1973	696	C 100	8,232	Avg.	74%	100%	100%	6,092
696 SFLA									
Outbuilding Total									26,496

Acpt Land	24,400	Accepted Bldg	26,500	Total	50,900
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Easton
Name: ANDERSON, DENNIS M

Valuation Report

08/22/2016

Page 39

Map/Lot:

001-025

Account: 298 Card: 2 of 2

Location:

34 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3413P227 B4010P027

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	462 Sqft	Grade D 105	Base	39,078
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-653
Fin. Basement Area	204 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,141
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unim. Living Area		NONE		Dwelling Condition			Uniminished			0
Built	Renovated	Kitchens		Baths	Condition	Layout			Total	
1893	2010	Typical		Typical	Good	Typical			41,374	
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None		None		75%		95%	100%	29,479		
Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1987	238	D 105	9,694	Avq+	85%	100%	100%	8,240	
Two Story Frame	2010	357	D 105	26,853	Avq.	93%	100%	100%	24,973	
1 Story Basement	1993	588	D 105	29,939	Avq+	87%	100%	100%	26,047	
Open Frame Porch	1993	32	D 105	767	Avq+	87%	100%	100%	667	
Open Frame Porch	1993	32	D 105	767	Avq+	87%	100%	100%	667	
Frame Shed	1893			- - - - S O U N D V A L U E - - - -					100	
Frame Garage	1974	672	D 105	10,865	Avq+	80%	100%	100%	8,692	
1,645 SFLA		Outbuilding Total							69,386	
Accpt Land			0	Accepted Bldg			98,900	Total	98,900	

Easton
Name: ANDERSON, DENNIS M

Valuation Report

08/22/2016

Page 40

Map/Lot:

001-025

Account: 298

Location:

34 GETCHELL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,400	26,500	50,900	24,400	26,500	50,900
2	0	98,900	98,900	0	98,900	98,900
TOTAL	24,400	125,400	149,800	24,400	125,400	149,800

Easton
Name: ANDERSON, SHAYNE T

Valuation Report

08/22/2016

Page 41

Map/Lot:

001-025-C

Account: 1074 Card: 1 of 1

Location:

34 A GETCHELL RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5003P317 B5437P275

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.64	Acres-Rear Land (All)	500.00	320	100%		320
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.64						Land Total 17,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	220	C 100	4.145	Avg.	94%	100%	100%	3,896
Wood Deck	2003	132	C 100	1.073	Avg.	89%	100%	100%	955
Frame Garage	2003	900	C 100	16.378	Avg.	89%	100%	100%	14,576
Canopy	2012	510	E 100	2.428	Avg.	94%	100%	100%	2,282
Canopy	2012	390	D 100	3.044	Avg.	94%	100%	100%	2,861
Double Wide MH	2003	30X54	C 100	51.858	Avg.	53%	100%	100%	27,485
Unfin Basement	2003	1620	C 100	19.160	Avg.	89%	100%	100%	17,052
1,620 SFLA						Outbuilding Total			69,107

Acpt Land	17,300	Accepted Bldg	69,100	Total	86,400
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Easton
Name: ARGRAVES, TRAVIS

Valuation Report

08/22/2016

Page 42

Map/Lot:

020-009-A-010

Account: 901 Card: 1 of 1

Location:

10 JOHNSON TRAIL PARK

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 2010 16X76 COMMODORE

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Commodore M/H	2010	16X76	C 100	30,757	Avq.	78%	100%	100%	23,837
Wood Deck	2010	25	C 100	293	Avq.	93%	100%	100%	272
1,216 SFLA									
						Outbuilding Total			24,109
Accpt Land			0	Accepted Bldg			24,100	Total	24,100

Easton
Name: ARISTOTLE LLC

Valuation Report

08/22/2016
Page 43
008-006-006
HENDERSON RD

Account: 1091 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5026P034

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
11.35	Acres-Rear Land (All)	500.00	5,675	100%		5,675
Total Acres 12.35			Land Total			15,175
Accpt Land		15,200	Accepted Bldg		0	Total
						15,200

Neighborhood 1 Resident/Agric.
Tree Growth 1989
Zoning/Use Residential
Topography RollingBelow Street
Utilities Dug WellSeptic System
Street Gravel

CLASS Residential
Reference 1 B5212P020

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 1999 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
13.50	Acres-Rear Land (All)	500.00	6,750	100%		6,750
8.50	Acres-Wasteland	60.00	510	100%		510
1.00	# -Lot Improvement	7,500.00	7,500	85%	Fract. Sha	6,375
Total Acres 23.00						Land Total 23,135

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Log Home	One Story	1,064 Sqft	Grade C 110	Base	56,290
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-655
Fin. Basement Area	532 Sqft, Grade E	Basement Gar	None	Fin Bsmt	864
Heating	100% Electric	Cooling	0% None	Heat	-1,311
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,540
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,080
Insulation	Partial			Insulation	-328
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Above Average	Typical	59,480
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 81%	Func. % 100%	48,179
Economic Obsolescence						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1975	672	C 110	5,505	Avq+	81%	100%	100%		4,459
Frame Shed	1977									1,000
----- S O U N D V A L U E -----										
1,064 SFLA										5,459
Outbuilding Total										

Acpt Land

23,100

Accepted Bldg

53,600

Total

76,700

Easton
Name: ARNETT, CALVIN R & PEGGY S

Valuation Report

08/22/2016

Page 45

Map/Lot:

018-038

Account: 115 Card: 1 of 1

Location:

56 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B3542P290 B3593P102

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Access	7,125
1.40	Acres-Rear Land (All)	500.00	700	100%		700
2,500	\$/SF -Pavement	2.50	6,250	100%		6,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.40						Land Total 21,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Colonv M/H	2001	28X76	B 100	94,568	Avg.	46%	100%	100%	43,501
Concrete Pad /CF	2001	2128	C 100	8,395	Avg.	87%	100%	100%	7,304
Wood Deck	2005	288	C 100	2,209	Avg.	90%	100%	100%	1,988
Wood Deck	2007	70	C 100	622	Avg.	91%	100%	100%	566
Frame Shed	1900	240	C 100	3,360	Avg+	70%	100%	100%	2,352
2,128 SFLA									
Outbuilding Total									55,711

Acpt Land

21,600

Accepted Bldg

55,700

Total

77,300

Easton
Name: AROOSTOOK TRUSSES INC

Valuation Report

08/22/2016

Page 46

Map/Lot:

004-021-C

Location:

STATION RD

Account: 899 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/27/2010
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B4826P328

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
15.71	Acres-Rear Land (All)	500.00	7,855	100%		7,855
Total Acres 16.71					Land Total	17,355

Accpt Land	17,400	Accepted Bldg	0	Total	17,400
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Easton

Valuation Report

08/22/2016

Name: BABINEAU, EUGENE L JR

Page 47

BABINEAU, LYNN R

Map/Lot:

001-018-A

Account: 215 Card: 1 of 1

Location:

202 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Date 10/01/1998

Sale Price 87,500

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B3196P245

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.40	Acres-Rear Land (All)	500.00	1,700	100%		1,700
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.40						Land Total 18,700

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,276 Sqft	Grade C 115	Base	66,057
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,146
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,610
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,220
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Very Good	Typical	78,033
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	67,889	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
One Story Frame	1988	300	C 115	16,322 Avq.	82% 100% 100%	13,384
One Story Frame	1977	288	C 115	15,669 V.G.	87% 100% 100%	13,632
Frame Garage	1977	288	C 115	7,231 V.G.	87% 80% 100%	5,033
Wood Deck	1988	526	C 115	4,533 Avq.	82% 100% 100%	3,717
Patio	1977	2400	C 115	14,168 V.G.	87% 100% 100%	12,326
Frame Shed	1977			---- SOUND VALUE ----		250
Frame Shed	1977			---- SOUND VALUE ----		400
1,864 SFLA					Outbuilding Total	48,742

Acpt Land

18,700

Accepted Bldg

116,600

Total

135,300

Easton
Name: BACON, RANDY J & PAULA J

Valuation Report

08/22/2016

Page 48

Map/Lot:

009-011-A

Location:

GRAY ROAD

Account: 910 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5288P0052

Reference 2

Tran/Land/Bldg 3 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
63.00	Acres-Rear Land (All)	500.00	31,500	100%		31,500
Total Acres 64.00						Land Total 41,000

Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld
Frame Shed	2012	576	D 100	6.612	Avg.	94%	100%	100%		6,215
Outbuilding Total										6,215
Accpt Land		41,000	Accepted Bldg			6,200	Total			47,200

Easton

Valuation Report

08/22/2016

Name: BACON, RANDY J & PAULA J JT

Page 49

Map/Lot:

009-011

Account: 851 Card: 1 of 1

Location:

114 GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Date 08/01/2001

Sale Price 83,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3544P188 B5057P297

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
14.10	Acres-Rear Land (All)	500.00	7,050	100%		7,050
2,000	\$/SF -Pavement	2.50	5,000	75%	Condition	3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 15.10						Land Total 27,800

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	900 Sqft	Grade C 100	Base	63,000
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-378
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2001	Typical	Typical	Above Average	Typical	65,069
Functional Obsolescence						Value(Rcnld)
None						45,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1990	192	C 100	9,083	Avq.	83%	100%	100%		7,539
One Story Frame	1970	210	C 100	9,934	Avq+	70%	100%	100%		6,954
One Story Frame	1970	256	C 100	12,111	Avq+	70%	100%	100%		8,478
Wood Deck	1990	120	C 100	986	Avq.	83%	100%	100%		818
Open Frame Porch	1970	344	C 100	6,292	Avq+	70%	100%	100%		4,404
1.5 S-Gar	2005	1288	B 100	37,557	Avq.	90%	75%	100%		25,351
2,008 SFLA										Outbuilding Total 53,544

Acpt Land

27,800

Accepted Bldg

99,100

Total

126,900

Easton

Valuation Report

08/22/2016

Name: BANTON, ARTHUR B

Page 50

BANTON, JULIE A

Map/Lot:

007-065

Account: 403 Card: 1 of 1

Location:

724 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 11/01/1999

Sale Price 5,700

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Distressed Sale

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

CLASS Residential
 Reference 1 B4033P106

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Baselot (Fract)	9,500.00	7,109	100%		7,109
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.56			Land Total			14,609

Accpt Land

14,600

Accepted Bldg

0

Total

14,600

Easton
Name: BALLARD, BRANDON C.

Valuation Report

08/22/2016

Page 51

Map/Lot:

008-060-B

Account: 931 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities
Street Paved

Reference 1 B5419P158

Reference 2

Tran/Land/Bldg 0 1 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	9,500.00	9,500	100%		9,500
12.10	Acres-Rear Land (All)	500.00	6,050	100%		6,050
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 13.10 Land Total						23,050

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 115	Base	72,177
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	Modern	Modern	Average	Typical	74,592	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	70,862

Acpt Land

23,100

Accepted Bldg

70,900

Total

94,000

Easton
Name: BARCLAY, SHARON

Valuation Report

08/22/2016

Page 52

Map/Lot:

004-033-A-002

Location:

311 CENTER ROAD

Account: 49 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Jay-Skyline M/H	1987	14X66	B 100	27,281	Avq.	25%	100%	100%	6,820
Wood Deck	1989	80	C 100	694	Avq.	82%	100%	100%	569
Frame Shed	1991			----- S O U N D V A L U E -----					500
924 SFLA				Outbuilding Total					7,889
Acpt Land			0	Accepted Bldg			7,900	Total	7,900

Easton
Name: BARKER, RICHARD E

Valuation Report

08/22/2016

Page 53

Map/Lot:

002-016-A

Location:

MAHANY ROAD

Account: 42 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
1.00	Acres-Rear Land (All)	500.00	500	100%		500
Total Acres 2.00				Land Total		7,625

Accpt Land	7,600	Accepted Bldg	0	Total	7,600
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Easton
Name: BARKER, RICHARD E

Valuation Report

08/22/2016

Page 54

Map/Lot:

021-003

Account: 44 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Commercial
Reference 1 B1162P697 B1858P327 B1124P464
Reference 2 B1503P126
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Rear Land (All)	500.00	570	100%		570
1,000	\$/SF -Pavement	2.50	2,500	100%		2,500
Total Acres 1.14						Land Total 3,070

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Machine Shed(M).	1977	1500	C 100	34,204	Avq.	62%	75%	100%	15,904
Outbuilding Total									15,904
Acpt Land		3,100	Accepted Bldg		15,900	Total			19,000

Easton
Name: BARKER, RICHARD E

Valuation Report

08/22/2016

Page 55

Map/Lot:

021-005

Account: 46 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Commercial
Reference 1 B0874P340 B4958P099

Reference 2
Tran/Land/Bldg 1 2 23

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	9,500.00	4,556	100%		4,556
500	\$/SF -Pavement	2.50	1,250	100%		1,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.23						Land Total 13,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Store/Shop /0	1938	960	E 100	161.834	Fair	40%	50%	100%	32,367
Unfin Basement	1938	960	E 100	5.677	Fair	40%	50%	100%	1.136
One Story Frame	1958	480	D 100	18.621	Fair	40%	50%	100%	3,724
Frame BSMT Entry	1938	49	E 100	683	Fair	40%	50%	100%	136
Regent M/H	1968								1,500
480 SFLA									

----- SOUND VALUE -----

Outbuilding Total 38,863

Accpt Land	13,300	Accepted Bldg	38,900	Total	52,200
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Easton
Name: BARKER, RICHARD E

Valuation Report

08/22/2016

Page 56

Map/Lot:

021-006

Account: 47 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1675P341

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fract)	9,500.00	4,750	100%		4,750
Total Acres 0.25				Land Total		4,750

Accpt Land	4,800	Accepted Bldg	0	Total	4,800
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Easton
Name: BARKER, RICHARD E

Valuation Report

08/22/2016

Page 57

Map/Lot:

021-008

Account: 950 Card: 1 of 1

Location:

539 CENTER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Commercial
Topography LevelRolling
Utilities None
Street Paved

CLASS Commercial

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.47	Acres-Rear Land (All)	500.00	235	100%		235
Total Acres 1.47					Land Total	9,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Garage	1940	2640	E 100	22.532	Fair	40%	75% 100%	6,760
							Outbuilding Total	6,760

Accpt Land

9,700

Accepted Bldg

6,800

Total

16,500

Easton
Name: BARNES, FREDERICK

Valuation Report

08/22/2016

Page 58

Map/Lot:

005-016

Account: 39 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B1513P134

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80.00	Acres-Rear Land (All)	500.00	40,000	100%		40,000
Total Acres 80.00				Land Total		40,000
Accpt Land		40,000	Accepted Bldg	0	Total	40,000

Easton
Name: BARNES, FREDERICK

Valuation Report

08/22/2016

Page 59

Map/Lot:

005-013

Account: 40 Card: 1 of 2

Location:

427 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1513P134

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
76.70	Acres-Rear Land (All)	500.00	38,350	100%		38,350
5.30	Acres-Tillable	1,000.00	5,300	100%		5,300
1,100	\$/SF -Pavement	2.50	2,750	75%	Condition	2,063
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 83.00						62,713

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	572 Sqft	Grade D 115	Base	51,115
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-121
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-302
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1865	0	Typical	Typical	Below Average	Typical	52,012
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	92%	100%	23,926	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Fr Bay Window	1865	12	D 115	1,204	Avq-	50%	92%	100%	554
Open Frame Porch	1865	132	D 115	2,473	Avq-	50%	95%	100%	1,174
1 & 1/2 Story Fr	1865	858	D 115	55,504	Avq-	50%	92%	100%	25,532
Open Frame Porch	1865	12	D 115	514	Avq-	50%	95%	100%	244
Frame Shed	1865	710	D 115	9,374	Avq-	50%	80%	100%	3,750
Frame Garage	1920	728	E 100	6,772	Avq-	50%	100%	100%	3,386
2,455 SFLA									
Outbuilding Total									34,640

Acpt Land

62,700

Accepted Bldg

58,600

Total

121,300

Easton
Name: BARNES, FREDERICK

Valuation Report

08/22/2016

Page 60

Map/Lot:

005-013

Account: 40 Card: 2 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingAbove Street
Utilities
Street Paved

CLASS Agricultural

Reference 1 B1513P134

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Old)	1945	1189	C 100	19,024	Avq-	50%	75%	100%	7,134
2,455 SFLA									7,134
Accpt Land						7,100	Total		7,100

Easton
Name: BARNES, FREDERICK

Valuation Report

08/22/2016

Page 61

Map/Lot:

005-013

Location:

HOULTON ROAD

Account: 40

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	62,700	58,600	121,300	62,700	58,600	121,300
2	0	7,100	7,100	0	7,100	7,100
TOTAL	62,700	65,700	128,400	62,700	65,700	128,400

Easton

Valuation Report

08/22/2016

Name: BARNES, GARY A

Page 62

BARNES, ELIZABETH J

Map/Lot:

001-023-C

Account: 41

Card: 1 of 1

Location:

239 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1128P450

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
526	\$/SF -Pavement	2.50	1,315	75%	Condition	986
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 17,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Astro M/H	1991	27X40	B 100	55,438	Avq.	25%	100%	100%		13,860
Open Frame Porch	2007	152	C 100	2,968	Avq.	91%	100%	100%		2,701
Wood Deck	2007	64	C 100	578	Avq.	91%	100%	100%		526
Wood Deck	1991	180	C 100	1,422	Avq.	83%	100%	100%		1,180
Unfin Basement	1991	1080	C 100	12,774	Avq.	83%	100%	100%		10,602
Frame Garage	2007	768	C 100	14,202	Avq.	91%	100%	100%		12,924
Frame Shed	1994	450	D 100	5,165	Fair	58%	100%	100%		2,996
Canopy	2002	300	D 100	2,342	Fair	68%	100%	100%		1,593
1,080 SFLA										Outbuilding Total 46,382

Accpt Land

18,000

Accepted Bldg

46,400

Total

64,400

Easton
Name: BARTLEY, ASHTON & DEBORAH

Valuation Report

08/22/2016

Page 63

Map/Lot:

014-011

Account: 549 Card: 1 of 1

Location:

359 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4271P100
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/14/2006
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	9,500.00	5,457	100%		5,457
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.33				Land Total		12,957

Dwelling Description

Replacement Cost New

Ranch	One Story	881 Sqft	Grade D 115	Base	43,153
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	2006	Typical	Typical	Above Average	Typical	43,153			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	76%	95%	100%	31,156				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	192	D 115	1,424	Avq.	91%	100%	100%	1,296
Frame BSMT Entry	1962	30	D 115	995	Avq+	76%	95%	100%	718
881 SFLA									
Outbuilding Total									2,014

Acpt Land

13,000

Accepted Bldg

33,200

Total

46,200

Easton
Name: BBD HOULTON, LLC

Valuation Report

08/22/2016

Page 64

Map/Lot:

015-005

Account: 177 Card: 1 of 1

Location:

297 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5291P0052 B5479P325
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 10/08/2015
Sale Price 5,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	9,500.00	5,856	100%		5,856
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.38 Land Total						13,356

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade D 100	Base	31,306
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,034
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,165
FirePlaces	1			Fireplace	2,296
Insulation	Minimal			Insulation	-423
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Old Type	Old Type	Fair	Typical	31,310
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Damage		None		40%	50%	100%
Value(Rcnld)						6,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	104	D 100	4,034	Fair	40%	50%	100%	807
Unfin Basement	1950	104	D 100	1,008	Fair	40%	50%	100%	202
Encl Frame Porch	1950	18	D 100	1,032	Fair	40%	50%	100%	207
Encl Frame Porch	1950	192	D 100	4,297	Fair	40%	50%	100%	860
Wood Deck	1996	48	D 100	379	Fair	61%	100%	100%	231
Frame Garage	1978	336	D 100	5,805	Fair	40%	50%	100%	1,161
1,082 SFLA									3,468
Outbuilding Total									3,468

Acpt Land

13,400

Accepted Bldg

9,700

Total

23,100

Easton
Name: BEATON, MATTHEW D. & NATHAN A.

Valuation Report

08/22/2016

Page 65

Map/Lot:

004-029

Account: 51 Card: 1 of 1

Location:

46 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/04/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography LevelRolling
Utilities Dug WellSeptic System
Street Paved

CLASS Residential
Reference 1 B5344P0292 ESTATE

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Baselot (Fract)	9,500.00	5,779	100%		5,779
1.00	# -Lot Improvement	7,500.00	7,500	85%	Fract. Sha	6,375
Total Acres 0.37						Land Total 12,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Colonv M/H	1992	14X70	D 100	21.451	Avq-	20%	100% 100%	4,290
Wood Deck	2015	128	D 100	856	Avq-	90%	100% 100%	770
980 SFLA							Outbuilding Total	5,060

Accpt Land	12,200	Accepted Bldg	5,100	Total	17,300
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Easton
Name: BEAULIER, MATTHEW D. & SHANNON I.

Valuation Report

08/22/2016

Page 66

Map/Lot:

005-021

Account: 312 Card: 1 of 1

Location:

169 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/15/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS Residential
Reference 1 B5361P0177

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.47	Acres-Rear Land (All)	500.00	735	100%		735
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.47						Land Total 17,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Commodore M/H	2010	27X64	C 100	56,647	Avg.	78%	100% 100%	43,901
Frame Garage	1997	1008	E 100	9,079	Avg.	86%	75% 100%	5,856
Concrete Pad /CF	2010	1728	C 100	6,911	Avg.	92%	100% 100%	6,358
Outbuilding Total								56,115

1,728 SFLA

Acpt Land

17,700

Accepted Bldg

56,100

Total

73,800

Easton
Name: BEAULIEU, SHAWN A

Valuation Report

08/22/2016

Page 67

Map/Lot:

007-049

Account: 447 Card: 1 of 1

Location:

655 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 01/01/1993
Sale Price 44,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

CLASS Residential
Reference 1 B2532P285 B3238P334
Reference 2 M2532P288
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1,000	\$/SF -Pavement	2.50	2,500	50%	Condition	1,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00 Land Total						18,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 100	Base	52,355
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Above Average	Typical	52,355	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	42,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000	288	E 100	2,016	Avq.	88%	100%	100%	1,774
Encl Frame Porch	2003	192	C 100	5,240	Avq.	89%	100%	100%	4,664
Wood Deck	2010	224	C 100	1,743	Avq.	93%	100%	100%	1,621
Frame Shed	1975			---- S O U N D V A L U E ----					200
Frame Shed	1975	288	E 100	2,016	Fair	40%	100%	100%	806
Frame Shed	1975			---- S O U N D V A L U E ----					300
1,296 SFLA Outbuilding Total									9,365

Accpt Land

18,300

Accepted Bldg

51,800

Total

70,100

Easton

Valuation Report

08/22/2016

Name: BEAULIEU, SHAWN A

Page 68

BEAULIEU, JEFFREY

Map/Lot:

007-049-A

Account: 801 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/01/2004

Sale Price 1,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography RollingAbove Street
Utilities None
Street PavedCLASS Residential
Reference 1 B4106P290 B4401P124Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Size/Shape	2,375
0.76	Acres-Rear Land (All)	500.00	380	100%		380
Total Acres 1.76					Land Total	2,755

Accpt Land

2,800

Accepted Bldg

0

Total

2,800

Valuation Report

08/22/2016

Page 69

Map/Lot:

009-014

Account: 414 Card: 1 of 1

Location:

109 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5213P070
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/29/2013
Sale Price 78,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	9,500.00	6,083	90%	Topoqraphv	5,475
2.600	\$/SF -Pavement	2.50	6,500	100%		6,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.41						Land Total 19,475

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	980 Sqft	Grade C 100	Base	48,689
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,400
Attic	Full Finished			Attic	9,420
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-274
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1952	0	Typical	Typical	Above Average	Typical	59,235		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		73%	100%	100%		
						43,242		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	2013	88	C 100	1,859	Avq.	94%	100%	100%
One Story Frame	2013	192	C 100	9,083	Avq.	94%	100%	100%
Encl Frame Porch	2006	136	C 100	3,959	Avq.	91%	100%	100%
Frame Garage	1952	432	C 100	8,662	Avq+	73%	90%	100%
Frame Shed	1988	336	D 100	3,857	Avq.	82%	100%	100%
1,308 SFLA							Outbuilding Total 22,742	
Acpt Land		19,500	Accepted Bldg		66,000	Total	85,500	

Easton
Name: BELL, ROBERT P & MARY E

Valuation Report

08/22/2016

Page 70

Map/Lot:

002-018-B

Account: 569 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5150P128
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 02/06/2013
Sale Price 17,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Access	7,125
20.00	Acres-Rear Land (All)	500.00	10,000	100%		10,000
Total Acres 21.00				Land Total		17,125

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	280 Sqft	Grade E 100	Base	19,034
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-2,548
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,266
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,050
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	420	Insulation	-235
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	None	None	Average	Inadeq.	13,935
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	69%	100%
						8,942

Accpt Land

17,100

Accepted Bldg

8,900

Total

26,000

Easton
Name: BELLE-ISLE, SHEILA

Valuation Report

08/22/2016

Page 71

Map/Lot:

005-033-B

Account: 17 Card: 1 of 1

Location:

21 BOWERS ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data	
Sale Date	12/03/2015
Sale Price	54,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

CLASS Residential
Reference 1 B4918P240 B5499P147

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	9,500.00	8,655	100%		8,655
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.83						16,155

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Fleetwood M/H	1993	24X48	B 100	53,533	Avq.	25%	100%	100%	13,383
Concrete Pad /CF	1993	1152	C 100	4,774	Avq.	82%	100%	100%	3,915
Wood Deck	1993	72	C 100	636	Avq.	84%	100%	100%	534
Open Frame Porch	1993	20	D 100	559	Avq.	84%	100%	100%	470
Open Frame Porch	1998	192	D 100	3,002	Avq.	87%	100%	100%	2,612
Canopy	1998	96	D 100	749	Avq.	87%	100%	100%	652
1,152 SFLA									21,566

Accpt Land		16,200	Accepted Bldg		21,600	Total	37,800
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Easton
Name: BENJAMIN, WILMONT E

Valuation Report

08/22/2016

Page 72

Map/Lot:

001-003

Account: 54 Card: 1 of 1

Location:

385 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B0950P911

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	9,500.00	5,374	100%		5,374
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.32						Land Total 12,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfin Basement	1971	192	D 100	1.863	Avq.	73%	100%	100%	1,360
Frame BSMT Entrv	1971	48	D 100	1.109	Avq.	73%	100%	100%	810
One Story Frame	1992	80	D 100	3.104	Avq.	84%	100%	100%	2,607
Wood Deck	2002	48	C 100	461	Avq.	89%	100%	100%	410
Open Frame Porch	2002	60	D 100	1.128	Avq.	89%	100%	100%	1,004
Parkwood M/H	1971	12X56	B 100	20,556	Fair	15%	85%	100%	2,621
Frame Shed	1971				----	S O U N D	V A L U E	----	50
Frame Shed	1971				----	S O U N D	V A L U E	----	200
Frame Shed	1971				----	S O U N D	V A L U E	----	300
752 SFLA								Outbuilding Total	9,362

Accpt Land

12,900

Accepted Bldg

9,400

Total

22,300

Easton
Name: BENNETT, MICHAEL S

Valuation Report

08/22/2016

Page 73

Map/Lot:

002-018-A

Account: 92 Card: 1 of 1

Location:

145 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

Sale Data
Sale Date 09/28/2015
Sale Price 22,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B5272P287 B5272P289 B5479P280
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00					Land Total	26,625

Dwelling Description

Replacement Cost New

Other	One Story	288 Sqft	Grade D 100	Base	23,147
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-3,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,712
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	288	Insulation	-264
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	None	None	Fair	Typical	15,687
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	72%	100%
						Value(Rcld)
						9,600

Accpt Land

26,600

Accepted Bldg

9,600

Total

36,200

Easton
Name: BERNIER, CARL E

Valuation Report

08/22/2016

Page 74

Map/Lot:

003-025-A

Account: 1079 Card: 1 of 1

Location:

241 HERSOM RD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/2003
Sale Price	11,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home
Reference 1 B3900P060

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
19.00	Acres-Rear Land (All)	500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 20.00						Land Total 26,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	2000	14X66	B 100	27,281	Avq.	42%	100%	100%	11,594
Wood Deck	2011	32	C 100	345	Avq.	93%	100%	100%	321
Frame Shed	2011								1,250
2S Frame Garage	2011	1360	C 100	41,702	Avq.	93%	75%	100%	29,087
Frame Garage	2011	600	C 100	11,432	Avq.	93%	80%	100%	8,506
Concrete Pad /CF	2002	924	C 100	3,928	Avq.	87%	100%	100%	3,417
924 SFLA									
Outbuilding Total									54,175

Acpt Land

26,500

Accepted Bldg

54,200

Total

80,700

Easton
Name: BETHEL, MICHAEL SCOTT

Valuation Report

08/22/2016

Page 75

Map/Lot:

008-004-A

Location:

HOULTON ROAD

Account: 917 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/18/2013
Sale Price	49,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5243P307 B5519P152

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
14.00	Acres-Rear Land (All)	500.00	7,000	100%		7,000
67.00	Acres-Rear Land (All)	500.00	33,500	75%	Topography	25,125
Total Acres 82.00					Land Total	41,625

Accpt Land

41,600

Accepted Bldg

0

Total

41,600

Valuation Report

08/22/2016

Page 76

Map/Lot:

017-004

Account: 387 Card: 1 of 1

Location:

50 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4334P233
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/01/2004
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	9,500.00	7,659	100%		7,659
1.550	\$/SF -Pavement	2.50	3,875	50%	Condition	1,938
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.65					Land Total	17,097

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	594 Sqft	Grade D 110	Base	45,726
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-764
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Typical	Typical	Above Average	Typical	44,962			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Dirt Floor Bsmt		None		70%	97%	100%			
						30,529			
Outbuildings/Additions/Improvements				Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1920	176	D 110	4,397	Avq+	70%	97%	100%	2,986
Open Frame Porch	1920	20	D 110	615	Avq+	70%	97%	100%	417
Unfinished Attic	1920	168	D 110	2,529	Avq+	70%	97%	100%	1,717
One Story Frame	1920	168	D 110	7,169	Avq+	70%	97%	100%	4,867
Unfinished Attic	1920	238	D 110	2,742	Avq+	70%	97%	100%	1,861
Encl Frame Porch	1920	238	D 110	5,677	Avq+	70%	97%	100%	3,855
Frame Shed	1920	16	D 110	202	Avq+	70%	80%	100%	113
2S Frame Shed	1920	576	D 110	10,979	Avq+	70%	97%	100%	7,454
Frame Shed	1996			---- S O U N D V A L U E ----				100	
1,473 SFLA						Outbuilding Total		23,370	

Acpt Land

17,100

Accepted Bldg

53,900

Total

71,000

Easton

Valuation Report

08/22/2016

Name: BEVINS, HARVEY L

Page 77

BEVINS, DEBBIE E

Map/Lot:

009-010

Account: 318 Card: 1 of 1

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 07/01/1990

Sale Price 42,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Partial Interest

Zoning/Use Residential
Topography RollingBelow Street
Utilities None
Street Paved

CLASS Residential

Reference 1 B3452P309

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Topoqraphy	2,375
1.00	Acres-Rear Land (All)	500.00	500	50%	Topoqraphy	250
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
Total Acres 4.00					Land Total	3,625

Accpt Land

3,600

Accepted Bldg

0

Total

3,600

Easton

Valuation Report

08/22/2016

Name: BEVINS, HARVEY L

Page 78

BEVINS, DEBBIE E

Map/Lot:

009-012

Account: 319 Card: 1 of 1

Location:

118 GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Date 10/01/2000

Zoning/Use Residential
Topography RollingAbove Street

Sale Price 43,900

Utilities Drilled WellSeptic System

Sale Type Land & Buildings

Street Paved

Financing Unknown

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B3452P309

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.21	Acres-Rear Land (All)	500.00	105	100%		105
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.21						Land Total 17,105

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	700 Sqft	Grade C 100	Base	57,382
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-343
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Good	Typical	57,039
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	42,779	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Frame Shed	1920	245	C 100	3,429 Good	75% 100% 100%	2,572
Wood Deck	2006	78	C 100	680 Avq.	91% 100% 100%	619
Frame Garage	1920	400	D 100	6,671 Poor	30% 100% 100%	2,001
Frame Shed	1920			----- SOUND VALUE -----		50
Open Frame Porch	1920	30	C 100	856 Avq.	60% 100% 100%	514
1,225 SFLA					Outbuilding Total	5,756
Acpt Land		17,100	Accepted Bldg		48,500	Total 65,600

Easton
Name: BISHOP, DONALD S & VIRGINIA L

Valuation Report
JT

08/22/2016

Page 79

Map/Lot:

008-020-D

Account: 894 Card: 1 of 1

Location:

190 FORREST AVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4726P098

Reference 2
Tran/Land/Bldg 0 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.33	Acres-Rear Land (All)	500.00	665	100%		665
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.33						Land Total 17,665

Dwelling Description

Replacement Cost New

Log Home	One Story	700 Sqft	Grade C 100	Base	40,410
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	32,844
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	30,545	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	210	C 100	3,973	Avq.	93%	100%	100%	3,695
Frame Shed	2013	176	C 100	2,464	Avq.	94%	100%	100%	2,316
Encl Frame Porch	2013	80	C 100	2,677	Avq.	94%	100%	100%	2,516
Frame Garage	2013	525	C 100	10,195	Avq.	94%	100%	100%	9,583
Frame Shed	2013	176	C 100	2,464	Avq.	94%	100%	100%	2,316
Open Frame Porch	2013	64	C 100	1,444	Avq.	94%	100%	100%	1,357
780 SFLA									Outbuilding Total 21,783

Acpt Land

17,700

Accepted Bldg

52,300

Total

70,000

Easton
Name: BISRAM, HARANDEO

Valuation Report

08/22/2016

Page 80

Map/Lot:

008-004

Location:

HOULTON ROAD

Account: 443 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/13/2015
Sale Price	49,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3671P166 B5243P307 B5491P57
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
19.00	Acres-Rear Land (All)	500.00	9,500	100%		9,500
66.00	Acres-Rear Land (All)	500.00	33,000	75%	Topography	24,750
Total Acres 86.00					Land Total	43,750

Accpt Land	43,800	Accepted Bldg	0	Total	43,800
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Easton

Valuation Report

08/22/2016

Name: BLACKSTONE, DOUGLAS R

Page 81

BLACKSTONE, BARBARA J

Map/Lot:

004-002-B

Account: 59

Card: 1 of 1

Location:

144 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/1987
Sale Price	33,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS	Residential
Reference 1	B2017P167

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1,000	\$/SF -Pavement	2.50	2,500	50%	Condition	1,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 18,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,488 Sqft	Grade C 100	Base	63,709
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,448
Fin. Basement Area	600 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,949
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Typical	Average	Typical	66,310
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	95%	100%	49,766	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1982	288	C 100	6,288	Avq.	79%	80%	100%	3,974
Wood Deck	1984	192	C 100	1,510	Avq.	80%	100%	100%	1,208
1,488 SFLA									
Outbuilding Total									5,182

Acpt Land

18,800

Accepted Bldg

54,900

Total

73,700

Easton
Name: BLACKSTONE, DOUGLAS R

Valuation Report

08/22/2016
Page 82
014-019-ON
STATION ROAD

Account: 361 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 43

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse-Modern	1965	9440	C 100	302,080	Avq-	50%	60%	100%	90,624
Frame Garaqe	1965	720	C 100	13,410	Avq-	54%	60%	100%	4,345
Outbuilding Total									94,969
Acpt Land			0	Accepted Bldg			95,000	Total	95,000

Easton
Name: BLACKSTONE, JEFFREY R

Valuation Report

08/22/2016

Page 83

Map/Lot:

004-001

Account: 430 Card: 1 of 3

Location:

153 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4515P251

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.15	Acres-Rear Land (All)	500.00	575	100%		575
1.395	\$/SF -Pavement	2.50	3,488	100%		3,488
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.15 Land Total						21,063

Dwelling Description

Replacement Cost New

Conventional	Two Story	816 Sqft	Grade D 115	Base	61,184
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				0
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,640
Insulation	Minimal			Insulation	-1,034
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1865	1975	Typical	Typical	Above Average	Typical	65,430	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	97%	100%	44,427

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1865	520	D 115	23,199	Avq+	70%	97%	100%		15,752
1 & 1/2 Story Fr	1865	224	D 115	14,491	Avq+	70%	97%	100%		9,840
Unfin Basement	1865	224	D 115	2,498	Avq+	70%	100%	100%		1,749
Frame Garage	1997	1056	D 115	17,870	Avq.	86%	90%	100%		13,831
2,488 SFLA										
Outbuilding Total										41,172

Acpt Land

21,100

Accepted Bldg

85,600

Total

106,700

Easton
Name: BLACKSTONE, JEFFREY R

Valuation Report

08/22/2016

Page 84

Map/Lot:

004-001

Account: 430 Card: 2 of 3

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural
Reference 1 B1278P013 B3458P133

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shop/MachShed(M)	2011	3955	C 100	114,200	Avq.	92%	75%	100%	78,798
One Story Frame	2011	110	C 100	5,204	Avq.	93%	100%	100%	4,840
2,598 SFLA									
						Outbuilding Total			83,638
Acpt Land			0	Accepted Bldg		83,600	Total		83,600

Easton
Name: BLACKSTONE, JEFFREY R

Valuation Report

08/22/2016

Page 85

Map/Lot:

004-001

Account: 430 Card: 3 of 3

Location:

157 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4515P251

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	648 Sqft	Grade D 100	Base	31,875
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-4,952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-357
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Unimproved				0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total
1920	0	Typical	Typical	Below Average	Typical			26,566
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		50%	100%	100%	13,283	
Outbuildings/Additions/Improvements				Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1968	216	D 100	8,380	Avg-	56%	100%	100%
Frame Garage	2011	576	D 100	9,050	Avg.	93%	80%	100%
864 SFLA				Outbuilding Total				11,426
Acpt Land			0	Accepted Bldg		24,700	Total	
								24,700

Easton
Name: BLACKSTONE, JEFFREY R

Valuation Report

08/22/2016

Page 86

Map/Lot:

004-001

Account: 430

Location:

157 WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	21,100	85,600	106,700	21,100	85,600	106,700
2	0	83,600	83,600	0	83,600	83,600
3	0	24,700	24,700	0	24,700	24,700
TOTAL	21,100	193,900	215,000	21,100	193,900	215,000

Easton
Name: BLANCHARD, ROBERT & DALE

Valuation Report

08/22/2016

Page 87

Map/Lot:

004-020-004

Account: 893 Card: 1 of 1

Location:

76 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 07/08/2014
Sale Price 14,520
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B5323P0305
Reference 2 Lot 4 Moose Meadows
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.21	Acres-Rear Land (All)	500.00	105	100%		105
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.21						Land Total 17,105

Dwelling Description

Replacement Cost New

Ranch	One Story	1,742 Sqft	Grade B 100	Base	86,888
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Typical	Typical	Average	Typical	89,450
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	84,977
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Open Frame Porch	2014	64	B 100	1,762	Avq.	95%
Wood Deck	2014	24	B 100	349	Avq.	95%
Frame Garage	2014	840	B 100	18,775	Avq.	95%
1,742 SFLA						
Outbuilding Total						19,842
Acpt Land		17,100	Accepted Bldg		104,800	Total
						121,900

Easton

Valuation Report

08/22/2016

Name: BLANCHARD, ROBERT B

Page 88

BLANCHARD, DALE W

JT

Map/Lot:

006-031

Account: 852

Card:

1 of 1

Location:

GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/01/1998

Sale Price 8,550

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
 Topography RollingBelow Street
 Utilities None
 Street Paved

CLASS Residential

Reference 1 B3108P182

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Topoqraphv	4,750
28.00	Acres-Rear Land (All)	500.00	14,000	100%		14,000
Total Acres 29.00					Land Total	18,750

Accpt Land

18,800

Accepted Bldg

0

Total

18,800

Easton
Name: BLODGET, BRUCE G & BECKY L

Valuation Report
JT

08/22/2016

Page 89

Map/Lot:

004-037

Account: 61 Card: 1 of 1

Location:

329 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4781P215

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.50	Acres-Rear Land (All)	500.00	2,250	100%		2,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.50 Land Total						19,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,500 Sqft	Grade C 105	Base	67,267
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,470
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,940
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Typical	Typical	Above Average	Typical	71,677	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	95%	100%	57,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	558	C 105	11,276	Avq+	85%	80%	100%	7,668
One Story Frame	1987	40	C 105	1,987	Avq+	85%	95%	100%	1,605
Wood Deck	1997	240	C 105	1,952	Avq.	86%	100%	100%	1,679
Frame Shed	1987								800
----- S O U N D V A L U E -----									
1,540 SFLA									
Outbuilding Total									11,752

Acct Land

19,300

Accepted Bldg

69,600 **Total**

88,900

Easton
Name: BLODGET, ELECTRA A.

Valuation Report

08/22/2016

Page 90

Map/Lot:

004-036

Account: 62 Card: 1 of 1

Location:

334 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5320P0001 PROBATE B5519P78
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1,800	\$/SF -Pavement	2.50	4,500	75%	Condition	3,375
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40 Land Total						20,575

Dwelling Description

Replacement Cost New

Ranch	One Story	1,224 Sqft	Grade C 105	Base	58,698
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	1224 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,988
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				0
Bedrooms	3	Add Fixtures	0		0
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1965	0	Typical	Typical	Above Average	Typical	60,686	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	95%	100%	44,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	24	C 105	790	Avq+	77%	95%	100%	578
Encl Frame Porch	1965	80	C 105	2,811	Avq+	77%	95%	100%	2,056
Canopy	1965	104	C 105	1,039	Avq+	77%	95%	100%	760
Frame Garage	1965	720	C 105	14,081	Avq+	77%	95%	100%	10,300
Encl Frame Porch	1965	192	C 105	5,503	Avq+	77%	95%	100%	4,025
Open Frame Porch	1965	8	C 105	498	Avq+	77%	95%	100%	364
1,496 SFLA Outbuilding Total									18,083

Acpt Land

20,600

Accepted Bldg

62,500

Total

83,100

DAVOUDIAN, ARGHAVAN & YOUSEF

Valuation Report

08/22/2016

Page 91

Map/Lot:

002-020-A

Account: 63 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use	Residential
Topography	LevelRolling
Utilities	None
Street	Paved

CLASS	Residential
Reference 1	B1815P118 B4581P020

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
19.00	Acres-Rear Land (All)	500.00	9,500	100%		9,500
20.00	Acres-Tillable	1,000.00	20,000	100%		20,000
Total Acres	40.00				Land Total	39,000

Accpt Land	39,000	Accepted Bldg	0	Total	39,000
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Easton
Name: BOMAR, CINDY L

Valuation Report

08/22/2016

Page 92

Map/Lot:

001-018-B

Account: 45 Card: 1 of 1

Location:

12 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/1994
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home
Reference 1 B2652P014 B2698P323
Reference 2 M2719P060 OS3
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00 Land Total						17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Holly Park M/H	1987	14X66	B 100	27.281	Avq-	20%	100%	100%	5,456
Concrete Pad /CF	1987	924	C 100	3,928	Avq.	79%	100%	100%	3,103
Encl Frame Porch	2002	60	C 100	2,219	Avq.	89%	100%	100%	1,975
Open Frame Porch	2002	84	C 100	1,791	Avq.	89%	100%	100%	1,594
Frame Shed	1987								500
----- S O U N D V A L U E -----									
984 SFLA								Outbuilding Total	12,628

Acpt Land	17,000	Accepted Bldg	12,600	Total	29,600
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Easton

Valuation Report

08/22/2016

Name: BONNER, JOHN P & THERESA

Page 93

TRUSTEES OF A REVOCABLE TRUST

Map/Lot:

004-006

Account: 779 Card: 1 of 1

Location:

107 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Date 01/01/2004

Sale Price 185,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B3925P204

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
26.10	Acres-Rear Land (All)	500.00	13,050	100%		13,050
25.00	Acres-Tillable	1,000.00	25,000	100%		25,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 52.10					Land Total	55,050

Dwelling Description

Replacement Cost New

Conventional	Two Story	816 Sqft	Grade C 110	Base	71,371
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,621
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-503
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1934	1997	Typical	Typical	Good	Typical	72,489
Functional Obsolescence						Value(Rcnld)
None						54,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1934	256	C 110	7,377	Good	75%	100%	100%		5,533
One Story Frame	1934	224	C 110	11,657	Good	75%	100%	100%		8,743
Open Frame Porch	1934	352	C 110	7,074	Good	75%	100%	100%		5,306
Wood Deck	1934	396	C 110	3,294	Good	75%	100%	100%		2,470
Frame Garage	1935	1716	D 100	24,462	Avq.	60%	75%	100%		11,008
2,112 SFLA										33,060

Acpt Land

55,100

Accepted Bldg

87,400

Total

142,500

Easton
Name: BOULIER, LEONARD

Valuation Report

08/22/2016

Page 94

Map/Lot:

004-033-A-010

Account: 1019 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1994 16X66 MAPLE LEAF MOBILE HOME
Reference 2
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Maple Leaf M/H	1994	16X66	B 100	31,178	Ava.	25%	100%	100%	7,794
Wood Deck	2013	70	C 100	622	Ava.	94%	100%	100%	585
Frame Shed	1990			- - - - S O U N D V A L U E - - - -					500
Wood Deck	2013	162	C 100	1,291	Ava.	94%	100%	100%	1,214
Wood Deck	2013	90	C 100	767	Ava.	94%	100%	100%	721
1,056 SFLA								Outbuilding Total	10,814
Accpt Land			0	Accepted Bldg			10,800	Total	10,800

Easton
Name: BOXWELL, KRISTEN D.

Valuation Report

08/22/2016

Page 95

Map/Lot:

008-009

Account: 71 Card: 1 of 1

Location:

4 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5327P0046 ESTATE B5497P271
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Sale Data
Sale Date 12/04/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
2.000	\$/SF -Pavement	2.50	5,000	50%	Condition	2,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50					Land Total	16,718

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	540 Sqft	Grade D 100	Base	29,257
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-665
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	Full Finished			Attic	5,300
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	33,892
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		60%	100% 100%	20,335
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
One Story Frame	1940	420	D 100	16,294	Avq.	9,776
Frame Shed	1940	144	D 100	1,653	Avq.	794
Open Frame Porch	2015	12	E 100	272	Avq.	258
960 SFLA						10,828

Accpt Land

16,700

Accepted Bldg

31,200

Total

47,900

Easton
Name: BOXWELL, KRISTEN D.

Valuation Report

08/22/2016

Page 96

Map/Lot:

005-034

Account: 715 Card: 1 of 1

Location:

240 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2703P313 B5497P271
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 12/04/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 17,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	792 Sqft	Grade D 115	Base	55,313
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,849
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	1995	Typical	Typical	Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	40,098	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1995	50	D 115	2,231	Avq.	85%	100%	100%	1,896
1.75 S-Gar	1990	896	C 100	23,633	Avq.	83%	100%	100%	19,615
Canopy	2011	336	D 100	2,623	Avq.	93%	100%	100%	2,439
Frame Shed	1996	160	D 100	1,837	Avq.	86%	80%	100%	1,264
1,238 SFLA									
Outbuilding Total									25,214

Acpt Land

17,000

Accepted Bldg

65,300

Total

82,300

Easton
Name: BRADLEY, BRENT B

Valuation Report

08/22/2016
Page 97
006-012
CURTIS ROAD

Account: 87 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Agricultural
Reference 1 B3695P102

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
55.50	Acres-Rear Land (All)	500.00	27,750	100%		27,750
44.00	Acres-Tillable	1,000.00	44,000	100%		44,000
Total Acres 100.50			Land Total			81,250
Accpt Land		81,300	Accepted Bldg	0	Total	81,300

Easton
Name: BRADLEY, BRENT B. & TINA F.

Valuation Report

08/22/2016

Page 98

Map/Lot:

006-030-001

Account: 853 Card: 1 of 1

Location:

63 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2923P061
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/29/2014
Sale Price 210,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00						Land Total 19,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,176 Sqft	Grade B 100	Base	94,388
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	None			Attic	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	Good	Typical	96,950
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Value(Rcnld)
None		None		91%	100%	88,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	2000	196	B 100	14,141	Good	91%	100%	100%	12,868
Open Frame Porch	2005	294	B 100	6,620	Good	91%	100%	100%	6,024
1.5 S-Gar	2000	720	B 100	20,994	Good	91%	90%	100%	17,194
Frame Shed	2000			----- S O U N D V A L U E -----					500
Barn	2000	896	B 100	23,634	Good	91%	100%	100%	21,507
Wood Deck	2000	217	B 100	2,063	Good	91%	100%	100%	1,877
2,058 SFLA									
Outbuilding Total									59,970

Acpt Land

19,000

Accepted Bldg

148,200

Total

167,200

Easton

Valuation Report

08/22/2016

Name: BRADLEY, CATHY E

Page 99

BRADLEY, JOHN E

Map/Lot:

009-023

Account: 80

Card: 1 of 3

Location:

78 CURTIS ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B3477P111

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
137.00	Acres-Rear Land (All)	500.00	68,500	100%		68,500
69.00	Acres-Tillable	1,000.00	69,000	100%		69,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 207.00						Land Total 154,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	700 Sqft	Grade D 115	Base	51,825
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-277
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	Typical	Typical	Above Average	Typical	51,548
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						Value(Rcnld)
						36,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1938	224	D 115	5,634	Avq+	70%	100%	100%		3,944
One Story Frame	1938	256	D 115	11,421	Avq+	70%	100%	100%		7,995
Wood Deck	2008	480	D 115	3,400	Avq.	92%	100%	100%		3,128
Open Frame Porch	1938	20	D 115	643	Avq+	70%	100%	100%		450
1.25 S-Gar	2008	1020	C 100	20,175	Avq.	92%	75%	100%		13,921
Frame Garage	1900	750	E 100	6,953	Fair	40%	100%	100%		2,781
1,530 SFLA										
Outbuilding Total										32,219

Acpt Land

154,500

Accepted Bldg

68,300

Total

222,800

Easton

Valuation Report

08/22/2016

Name: BRADLEY, CATHY E

Page 100

BRADLEY, JOHN E

Map/Lot:

009-023

Account: 80

Card: 2 of 3

Location:

CURTIS ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural

Reference 1 B3477P111

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfinished Attic	1938	2500	C 100	10,640	Avq+	70%	75%	100%	5,586
2 Story Barn	1938	2500	C 100	72,576	Avq+	70%	75%	100%	38,102
Frame Shed	1938								700
1,530 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									44,388
Accpt Land			0	Accepted Bldg			44,400	Total	44,400

Easton

Valuation Report

08/22/2016

Name: BRADLEY, CATHY E

Page 101

BRADLEY, JOHN E

Map/Lot:

009-023

Account: 80

Card: 3 of 3

Location:

78 CURTIS ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities
 Street Paved

CLASS Residential
 Reference 1 B3477P111
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Other	Two Story	208 Sqft	Grade D 100	Base	31,386
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,765
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,065
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area		NONE		Dwelling Condition			Unimpr. Area			0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2001	0	None	None	Average	Typical			23,834		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		88%	72%	100%	15,101			
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2001	104	C 100	869	Avg.	88%	100%	100%	765	
Frame Shed	2001			----- SOUND VALUE -----					300	
416 SFLA				Outbuilding Total					1,065	
Acpt Land			0	Accepted Bldg			16,200	Total	16,200	

Easton
Name: BRADLEY, CATHY E
BRADLEY, JOHN E
Account: 80

Valuation Report

08/22/2016
Page 102
Map/Lot: 009-023
Location: 78 CURTIS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	154,500	68,300	222,800	154,500	68,300	222,800
2	0	44,400	44,400	0	44,400	44,400
3	0	16,200	16,200	0	16,200	16,200
TOTAL	154,500	128,900	283,400	154,500	128,900	283,400

Easton

Valuation Report

08/22/2016

Name: BRADLEY, CATHY E

Page 103

BRADLEY, JOHN E

Map/Lot:

006-013

Account: 81

Card: 1 of 1

Location:

CURTIS ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

CLASS Agricultural

Reference 1 B3477P111

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
Total Acres 1.00						9,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1940	925	E 100	8.396	Avg.	60%	100%	100%	5,038	
Outbuilding Total									5,038	

Acpt Land	9,500	Accepted Bldg	5,000	Total	14,500
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Easton

Valuation Report

08/22/2016

Name: BRADLEY, JACKALENE B

Page 104

TRASK, ELLEN B JT

Map/Lot:

006-028

Account: 85 Card: 1 of 1

Location:

GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography RollingBelow Street
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B0931P421 B3695P104
 Reference 2
 Tran/Land/Bldg 1 1 99
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Topoogrphv	4,750
4.50	Acres-Rear Land (All)	500.00	2,250	100%		2,250
Total Acres 5.50				Land Total		7,000
Accpt Land		7,000	Accepted Bldg		0	Total
						7,000

Easton

Valuation Report

08/22/2016

Name: BRADLEY, JACKALENE B

Page 105

TRASK, ELLEN B

JT

Map/Lot:

006-029

Account: 86

Card: 1 of 1

Location:

79 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B0931P421 B3695P104-7
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 10.00						Land Total 21,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade C 105	Base	54,158
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	1995	Typical	Typical	Good	Typical	56,363			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	95%	100%	40,159				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1995	480	C 105	29,804	Avq.	85%	100%	100%	25,333
Unfin Basement	1995	160	C 105	1,987	Avq.	85%	100%	100%	1,689
Frame Shed	1890	160	C 105	2,352	Good	75%	95%	100%	1,676
1.25 S-Gar	1996	1140	C 100	22,548	Avq.	86%	65%	100%	12,604
924 SFLA						Outbuilding Total			41,302
Accpt Land		21,500	Accepted Bldg		81,500	Total			103,000

Easton
Name: BRADLEY, JOHN & CATHY

Valuation Report

08/22/2016
Page 106
006-011
CURTIS ROAD

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

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2026P136 B2984P069 B3476P199
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
53.00	Acres-Rear Land (All)	500.00	26,500	100%		26,500
23.00	Acres-Tillable	1,000.00	23,000	100%		23,000
Total Acres 77.00			Land Total			59,000
Accpt Land		59,000	Accepted Bldg	0	Total	59,000

Easton

Valuation Report

08/22/2016

Name: BRADLEY, S TODD

Page 107

BRADLEY, CONSTANCE L

Map/Lot:

006-029-A

Account: 1059 Card: 1 of 1

Location:

85 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B3695P107

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
49.00	Acres-Rear Land (All)	500.00	24,500	100%		24,500
17.00	Acres-Tillable	1,000.00	17,000	100%		17,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 67.00 Land Total						58,500

Dwelling Description

Replacement Cost New

Saltbox	One & 3/4 Story	1,120 Sqft	Grade C 105	Base	78,767
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,675
Attic	None			Attic	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	82,442
Functional Obsolescence						
None		None		Phys. %	Func. % Econ. %	Value(Rcnld)
				89%	100%	73,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Story Basement	2002	220	C 105	13,661	Avq.	89%	100%	100%		12,158
1.25 S-Gar	2002	1102	C 105	22,886	Avq.	89%	65%	100%		13,240
Wood Deck	2003	85	C 100	730	Avq.	89%	100%	100%		650
Wood Deck	2003	96	C 100	811	Avq.	89%	100%	100%		722
Wood Deck	2003	256	C 100	1,976	Avq.	89%	100%	100%		1,759
1,960 SFLA										
Outbuilding Total										28,529

Acpt Land

58,500

Accepted Bldg

101,900

Total

160,400

Valuation Report

08/22/2016

Page 108

Map/Lot:

005-001-A

Account: 563 Card: 1 of 1

Location:

219 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 04/01/2003
Sale Price 83,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B3788P052

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.30	Acres-Rear Land (All)	500.00	150	100%		150
2,050	\$/SF -Pavement	2.50	5,125	75%	Condition	3,844
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.30						Land Total 20,994

Dwelling Description

Replacement Cost New

Split Level	One Story	1,400 Sqft	Grade C 100	Base	61,107
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	924 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	7,122
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,500
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	Average	Typical	71,729
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100%	55,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1978	48	C 100	2,271	Avq.	77%	100%	100%	1,749
1SFr Overhang	1978	100	C 100	4,731	Avq.	77%	100%	100%	3,643
Frame Shed	1990	480	D 100	5,510	Avq-	72%	80%	100%	3,174
Wood Deck	1992	240	C 100	1,859	Avq.	84%	100%	100%	1,562
1,548 SFLA									
Outbuilding Total									10,128

Acpt Land

21,000

Accepted Bldg

65,400

Total

86,400

Easton
Name: BREWER, NICHOLAS J.

Valuation Report

08/22/2016

Page 109

Map/Lot:

001-015-B

Account: 55 Card: 1 of 1

Location:

13 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 05/27/2010
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B4856 P220

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.90	Acres-Rear Land (All)	500.00	950	100%		950
3.200	\$/SF -Pavement	2.50	8,000	75%	Condition	6,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.90						23,950

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	53,538
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	275 Sqft, Grade E	Basement Gar	None	Fin Bsmt	893
Heating	100% Hot Water	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				Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1977	0	Typical	Typical	Average	76%	100%	100%	54,431	
Functional Obsolescence				Economic Obsolescence				41,368	
None				None					
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1977	130	C 100	2,587	Avq.	76%	100%	100%	1,966
Wood Deck	1986	486	C 100	3,650	Avq.	81%	100%	100%	2,956
Frame Shed	1977			----- S O U N D V A L U E -----					250
Frame Garage	1996	1040	C 100	18,686	Avq.	86%	75%	100%	12,052
1,144 SFLA									17,224
Acpt Land				24,000	Accepted Bldg		58,600	Total	82,600

Easton
Name: BRIGMAN, ERIC S

Valuation Report

08/22/2016

Page 110

Map/Lot:

011-001-002

Account: 780 Card: 1 of 1

Location:

200 FOREST AVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4187P085

Reference 2
Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.81	Acres-Rear Land (All)	500.00	1,405	100%		1,405
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.81 Land Total						18,405

Dwelling Description

Replacement Cost New

Ranch	One Story	1,922 Sqft	Grade C 105	Base	80,369
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	
1966	0	Typical	Typical	Below Average	Typical	80,369	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		54%	100%	100%	43,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1966	108	C 105	3,484	Avq-	54%	100%	100%	1,881
Unfinished Attic	1966	496	C 105	4,101	Avq-	54%	100%	100%	2,215
Frame Shed	1966	496	C 105	7,291	Avq-	54%	100%	100%	3,937
Canopy	1966	288	C 105	2,878	Avq-	54%	100%	100%	1,554
2,030 SFLA Outbuilding Total									9,587

Acpt Land

18,400

Accepted Bldg

53,000 **Total**

71,400

Easton
Name: BRISEBOIS, MARIETTE I

Valuation Report

08/22/2016

Page 111

Map/Lot:

002-019-A

Location:

MAHANY ROAD

Account: 91 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B1776P106

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
45.00	Acres-Rear Land (All)	500.00	22,500	100%		22,500
Total Acres 46.00				Land Total		29,625
Accpt Land		29,600	Accepted Bldg	0	Total	29,600

Easton
Name: BROWN, GENE A & ANNETTE L

Valuation Report
JT

08/22/2016

Page 112

Map/Lot:

007-060

Account: 420 Card: 1 of 1

Location:

692 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Dug WellSeptic System
Street Paved

CLASS Residential
Reference 1 B4359P005
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/01/2004
Sale Price 45,000
Sale Type Land & Buildings
Financing Conventional
Verified
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.75	Acres-Rear Land (All)	500.00	375	100%		375
1.00	# -Lot Improvement	7,500.00	7,500	85%	Fract. Sha	6,375
Total Acres 1.75						Land Total 16,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 105	Base	67,670
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,065
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1881	0	Typical	Typical	Good	Typical	70,940			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	100% 100%	53,205			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1881	168	C 105	4,926	Good	75%	100%	100%	3,694
One Story Frame	1881	264	C 105	13,114	Good	75%	100%	100%	9,836
Wood Deck	1881	28	C 105	332	Good	75%	100%	100%	249
Encl Frame Porch	1881	360	C 105	9,541	Good	75%	100%	100%	7,156
Wood Deck	1881	180	C 105	1,494	Good	75%	100%	100%	1,120
1.25 S-Gar	1940	638	C 105	13,250	Good	75%	100%	100%	9,938
2,196 SFLA									
						Outbuilding Total			31,993
Acpt Land		16,300	Accepted Bldg		85,200	Total			101,500

Easton

Valuation Report

08/22/2016

Name: BROWN, HARVEY L IV & JULIE-ANE

JT

Page 113

Map/Lot:

004-020-008

Account: 887

Card: 1 of 1

Location:

MOOSE MEADOWS

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/15/2009

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use
TopographyResidential
Level

Utilities

Drilled WellSeptic System

Street

Paved

CLASS

Residential

Reference 1

B4750P158 B4966P200

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date

0

Y Coordinate 0

Exemption(s)

1 0 0

Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.19	Acres-Rear Land (All)	500.00	595	100%		595
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.19					Land Total	17,595

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 105	Base	69,378
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	Floor & Stairs			Attic	2,432
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	74,015
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	100%	100%
						68,834
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2011	192	C 105	1,585	Avq.	93%
Frame Shed	2011	240	C 100	3,360	Avq.	93%
1,568 SFLA						
Outbuilding Total						4,599

Acpt Land

17,600

Accepted Bldg

73,400

Total

91,000

Easton

Valuation Report

08/22/2016

Name: BROWN, JAMES E

Page 114

C/O RICK BROWN

Map/Lot:

018-060

Account: 107 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural

Reference 1 B1973P116

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.98	Acres-Homesite (Fract)	9,500.00	9,405	50%	Topoqraphy	4,702	
Total Acres 0.98						Land Total	4,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Barn	0									500
----- S O U N D V A L U E -----										500
Outbuilding Total										500

Acpt Land

4,700

Accepted Bldg500 **Total**

5,200

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3503P038
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Sale Data
Sale Date 05/01/2001
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	50%	Topoqraphy	250
2.00	Acres-Wasteland	60.00	120	100%		120
4,400	\$/SF -Pavement	2.50	11,000	75%	Condition	8,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 25,620

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	468 Sqft	Grade C 105	Base	47,909
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Below Average	Typical	50,114
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	95%	100%
						Value(Rcnld) 32,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1986	468	C 105	29,060	Avq-	69%	95%	100%	19,048
One Story Frame	2004	72	C 105	3,576	Avq.	90%	100%	100%	3,218
Wood Deck	1991	464	C 100	3,490	Avq.	83%	100%	100%	2,897
One Story Frame	1986	24	C 105	1,193	Avq-	69%	95%	100%	782
Frame Shed	1986			----	S O U N D	V A L U E	----		300
Frame Shed	1986			----	S O U N D	V A L U E	----		300
Frame Shed	1986			----	S O U N D	V A L U E	----		100
1.75 S-Gar	1998	896	C 100	23,633	Avq.	87%	100%	100%	20,561
Canopy	1998	160	D 100	1,249	Avq.	87%	100%	100%	1,087
798 SFLA									
Outbuilding Total									48,293

Acpt Land

25,600

Accepted Bldg

81,100

Total

106,700

Easton
Name: BROWN, RICHARD

Valuation Report

08/22/2016
Page 116
004-022-A
ALLEN ROAD

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

Neighborhood 1 Resident/Agric.

Zoning/Use Residential & Shoreland
Topography Rolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B1973P120

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	10%	Size/Shape	950
0.30	Acres-Rear Land (All)	500.00	150	25%	Size/Shape	38
Total Acres 1.30			Land Total			988
Accpt Land		1,000	Accepted Bldg	0	Total	1,000

Easton

Valuation Report

08/22/2016

Name: BROWN, RICHARD C

Page 117

BROWN, SHARON L

Map/Lot:

020-001

Account: 111

Card: 1 of 1

Location:

287 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Date 08/01/1990

Zoning/Use Residential

Sale Price 7,500

Topography LevelRolling

Sale Type Land & Buildings

Utilities Drilled WellSeptic System

Financing Unknown

Street Paved

Verified Public Record

Validity Changes

CLASS Residential

Reference 1

Reference 2 M2890P123

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	9,500.00	5,700	100%		5,700
1.650	\$/SF -Pavement	2.50	4,125	100%		4,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.36					Land Total	17,325

Dwelling Description

Replacement Cost New

Saltbox	One & 1/2 Story	560 Sqft	Grade D 110	Base	44,493
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	44,493
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	31,145	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1987	176	D 110	7,511	Avq.	81%	100%	100%	6,084
Unfin Basement	1987	176	D 110	1,877	Avq.	81%	100%	100%	1,520
One Story Frame	2001	128	D 110	5,462	Avq.	88%	100%	100%	4,807
Wood Deck	2003	120	D 110	889	Avq.	89%	100%	100%	791
Wood Deck	2002	120	D 110	889	Avq.	89%	100%	100%	791
Frame Garage	1920	280	D 110	5,554	Avq.	60%	100%	100%	3,332
Frame Garage	1920	440	D 110	7,933	Avq.	60%	80%	100%	3,808
1,144 SFLA									
Outbuilding Total									21,133

Acpt Land

17,300

Accepted Bldg

52,300

Total

69,600

Valuation Report

08/22/2016

Page 118

Map/Lot:

023-004

Account: 752 Card: 1 of 1

Location:

61 PERRY DRIVE

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 06/06/2007
Sale Price 147,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B4445P139

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.750	\$/SF -Pavement	2.50	4,375	75%	Condition	3,281
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 20,781

Dwelling Description

Replacement Cost New

Ranch	One Story	1,178 Sqft	Grade C 115	Base	62,725
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	None			Attic	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	65,140
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				59,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	185	C 115	4,070	Avq.	91%	100%	100%	3,704
Wood Deck	2006	100	C 115	965	Avq.	91%	100%	100%	878
Frame Garage	2006	484	C 115	10,947	Avq.	91%	80%	100%	7,970
Frame Shed	2011	224	C 100	3,136	Avq.	93%	100%	100%	2,916
1,178 SFLA									
Outbuilding Total									15,468

Acpt Land

20,800

Accepted Bldg

74,700

Total

95,500

Easton

Valuation Report

08/22/2016

Name: BRUCE, ROBERT V

Page 119

BRUCE, ALTON J JR

Map/Lot:

009-007-A

Account: 112 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street None

CLASS Residential
 Reference 1 B2249P329

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 2010 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
92.00	Acres-Softwood-TG	120.00	11,040	100%		11,040
72.00	Acres-Mixed Wood-TG	165.00	11,880	100%		11,880
19.00	Acres-Hardwood-TG	181.00	3,439	100%		3,439
8.00	Acres-Wasteland	60.00	480	100%		480
Total Acres 191.00			Land Total			26,839
Accpt Land		26,800	Accepted Bldg		0	Total
						26,800

Easton

Valuation Report

08/22/2016

Name: BUCK, ANDREW C. & ANGELA R. JT

Page 120

Map/Lot:

021-019

Account: 532 Card: 1 of 1

Location:

373 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Date 06/28/2010
Sale Price 155,000Sale Type Land & Buildings
Financing Conventional

Verified Buyer

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellSeptic System
Street PavedCLASS Residential
Reference 1 B4841 P105Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.47	Acres-Rear Land (All)	500.00	2,235	100%		2,235
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.47					Land Total	19,235

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	936 Sqft	Grade D 115	Base	63,455
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	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	1,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-432
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Average	Typical	65,003
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	96%	100%	37,442	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	1870	360	D 115	3,254	Avq.	60%	100%	100%	1,952
One Story Frame	1870	360	D 115	16,060	Avq.	60%	96%	100%	9,251
One Story Frame	1870	576	D 115	25,697	Avq.	60%	96%	100%	14,801
Wood Deck	2010	288	D 115	2,083	Avq.	93%	100%	100%	1,937
Open Frame Porch	1870	788	D 115	13,182	Avq.	60%	100%	100%	7,909
2S Frame Garage	1996	1656	B 100	61,295	Avq.	86%	75%	100%	39,536
Frame Shed	1870	240	C 100	3,360	Good	75%	100%	100%	2,520
2,574 SFLA									
Outbuilding Total									77,906

Acpt Land

19,200

Accepted Bldg

115,300

Total

134,500

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 11/01/2001
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B4482P264

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	9,500.00	7,359	100%		7,359
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.60					Land Total	14,859

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	62,763
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	64,163
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						58,388

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	256	C 100	1,976	Avq.	93%	100%	100%	1,838
Wood Deck	2010	25	C 100	293	Avq.	93%	100%	100%	272
Wood Deck	2010	25	C 100	293	Avq.	93%	100%	100%	272
1,456 SFLA									2,382
Outbuilding Total									2,382

Acpt Land

14,900

Accepted Bldg

60,800

Total

75,700

Easton

Valuation Report

08/22/2016

Name: BURTT, ALLISON O

Page 122

BURTT, HEIDI

JT

Map/Lot:

004-049-D

Account: 585

Card: 1 of 1

Location:

131 BANGOR RD

Neighborhood 1 Resident/Agric.

Sale Date 07/01/2000

Sale Price 26,000

Sale Type Land & Buildings

Financing Conventional

Verified Public Record

Validity Related Parties

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

CLASS Residential

Reference 1 B3415P286

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.31	Acres-Rear Land (All)	500.00	155	100%		155
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.31						Land Total 17,155

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade C 105	Base	72,856
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	75,061
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						Value(Rcnld)
						67,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	32	C 105	362	Avq.	90%	100%	100%	326
Wood Deck	2008	320	C 105	2,564	Avq.	92%	100%	100%	2,359
Frame Shed	1990								600
1,680 SFLA									
Outbuilding Total									3,285

Acpt Land

17,200

Accepted Bldg

70,800

Total

88,000

Easton

Valuation Report

08/22/2016

Name: BURTT, MILTON A

Page 123

BURTT, VICKI R

Map/Lot:

009-019-A

Account: 117 Card: 1 of 1

Location:

111 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1993P44

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.50	Acres-Rear Land (All)	500.00	750	50%	Topography	375
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.50						Land Total 17,375

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	966 Sqft	Grade C 105	Base	50,688
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	725 Sqft, Grade E	Basement Gar	None	Fin Bsmt	2,355
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Above Average	Typical	53,043
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	42,965	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond Phy	Func Econ	
1SFr Overhang	1976	18	C 105	894 Avq+	81% 100% 100%	724
1SFr Overhang	1976	18	C 105	894 Avq+	81% 100% 100%	724
Wood Deck	2010	30	C 100	330 Avq.	93% 100% 100%	307
Wood Deck	1992	96	C 105	851 Avq.	84% 100% 100%	715
Frame Shed	1976			---- SOUND VALUE ----		500
Canopy	1976			---- SOUND VALUE ----		300
Canopy	1976			---- SOUND VALUE ----		200
1,002 SFLA					Outbuilding Total	3,470

Acpt Land

17,400

Accepted Bldg

46,400

Total

63,800

Easton
Name: C M J RAILROAD LLC

Valuation Report

08/22/2016

Page 124

Map/Lot:

007-005

Account: 37 Card: 1 of 1

Location:

STATION ROAD (OFF)

Neighborhood 11 Comm./Ind.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4150P162

Reference 2
Tran/Land/Bldg 1 3 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Size/Shape	4,750
0.79	Acres-Rear Land (All)	500.00	395	100%		395
Total Acres 1.79			Land Total			5,145
Accpt Land		5,100	Accepted Bldg		0	Total
						5,100

Easton
Name: C M J RAILROAD LLC

Valuation Report

08/22/2016

Page 125

Map/Lot:

014-019

Account: 633 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Residential
Topography Level
Utilities
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 2 91

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Size/Shape	4,750
5.27	Acres-Rear Land (All)	500.00	2,635	100%		2,635
Total Acres 6.27			Land Total			7,385
Accpt Land		7,400	Accepted Bldg		0	Total
						7,400

Easton
Name: CALLIORAS, STEVEN J

Valuation Report

08/22/2016

Page 126

Map/Lot:

005-032

Location:

LADNER ROAD

Account: 165 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/10/2010
Sale Price	137,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4797P297

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
166.00	Acres-Rear Land (All)	500.00	83,000	100%		83,000
Total Acres 167.00				Land Total		92,500

Accpt Land	92,500	Accepted Bldg	0	Total	92,500
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Easton
Name: CALLIORAS, STEVEN J.

Valuation Report

08/22/2016

Page 127

Map/Lot:

008-006-B

Location:

OLD ROUTE 1A

Account: 922 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/16/2014
Sale Price	19,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
Total Acres 2.00					Land Total	10,000

Accpt Land	10,000	Accepted Bldg	0	Total	10,000
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Easton
Name: CALLIORAS, STEVEN J.

Valuation Report

08/22/2016

Page 128

Map/Lot:

008-003

Location:

HOULTON ROAD

Account: 1071 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/16/2014
Sale Price	500
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B4063P023

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot	9,500.00	9,500	25%	Size/Shape	2,375	
1.50	Acres-Rear Land (All)	500.00	750	100%		750	
Total Acres 2.50					Land Total	3,125	
Accpt Land		3,100	Accepted Bldg		0	Total	3,100

Easton
Name: CAMPBELL, BARRY

Valuation Report

08/22/2016

Page 129

Map/Lot:

011-001

Account: 905 Card: 1 of 1

Location:

206 FOREST AVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4984P022

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 09/29/2011
Sale Price 151,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00 Land Total						19,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,500 Sqft	Grade C 100	Base	64,064
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	1,092
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	67,256
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	59,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	520	C 100	3,898	Avq.	89%	100%	100%	3,469
Frame Garage	2002	768	C 100	14,202	Avq.	89%	100%	100%	12,640
Frame Shed	2002	252	C 100	3,528	Avq.	89%	100%	100%	3,140
Outbuilding Total									19,249

Acct Land

19,000

Accepted Bldg

79,100

Total

98,100

Easton
Name: CARLISLE, DOUGLAS SR & LAUREEN

Valuation Report

08/22/2016

Page 130

Map/Lot:

007-031-002

Account: 916 Card: 1 of 1

Location:

RICHARDSON RD

Neighborhood 1 Resident/Agric.

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

Reference 1 B5178P159

Reference 2

Tran/Land/Bldg 0 1 27

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
7.00	Acres-Rear Land (All)	500.00	3,500	100%		3,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 8.00						Land Total 30,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	2013	962	D 100	37.320	Avg.	94%	100%	100%	35.081
1s-Warehouse-Ave	2013	3600	C 100	190.080	Avg.	93%	75%	100%	132.580
One Story Frame	2013	360	E 100	8.515	Avg.	94%	100%	100%	8.004
1,322 SFLA						Outbuilding Total			175.665
Acpt Land		30,000	Accepted Bldg		175,700	Total			205,700

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/19/2016
Sale Price	40,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

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

CLASS	Residential
Reference 1	B5277P264 B5469P245

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	9,500.00	6,851	100%		6,851
1,500	\$/SF -Pavement	2.50	3,750	75%	Condition	2,813
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.52			Land Total			17,164

Dwelling Description

Replacement Cost New

Ranch	One Story	816 Sqft	Grade C 100	Base	43,839
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-548
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1932	0	Typical	Typical	Below Average	Typical	43,777			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	50%	50%	100%	10,944				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1970	119	C 100	5,630	Avq-	57%	100%	100%	3,209
1 Story Basement	1959	544	C 100	32,170	Avq-	50%	100%	100%	16,085
Encl Frame Porch	1960	64	C 100	2,311	Avq-	50%	100%	100%	1,156
Frame Garage	1954	936	C 100	16,971	Avq.	65%	100%	100%	11,031
999 SFLA						Outbuilding Total			31,481
Acpt Land		17,200	Accepted Bldg		42,400	Total		59,600	

Easton

Valuation Report

08/22/2016

Name: CARLOW, PHILIP L

Page 132

CARLOW, LESLIE A

Map/Lot:

007-069-D

Account: 227 Card: 1 of 1

Location:

705 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/01/1992
Sale Price	12,500

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Mobile Home

Reference 1 B2499P132

Reference 2 M2499P134

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Newport M/H	1974	14X66	C 100	24,008	Avq.	25%	100%	100%	6,002
Encl Frame Porch	1998	48	D 100	1,595	Avq.	87%	100%	100%	1,388
One Story Frame	1996	120	D 100	4,656	Avq.	86%	100%	100%	4,004
Frame Garage	2004	572	C 100	10,970	Avq.	90%	100%	100%	9,873
Open Frame Porch	2004	200	C 100	3,799	Avq.	90%	100%	100%	3,419
Frame Shed	1974			---- SOUND VALUE ----					600
10Mobile Home	1974			---- SOUND VALUE ----					800
1,092 SFLA				Outbuilding Total					26,086

Accpt Land

17,000

Accepted Bldg

26,100

Total

43,100

Easton

Valuation Report

08/22/2016

Name: CARLOW, PHILIP L JT

Page 133

CARLOW, LESLIE A

Map/Lot:

007-069-C

Account: 292 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/2005

Sale Price 5,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography RollingAbove Street
Utilities None
Street PavedCLASS Residential
Reference 1 B4150P099Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
Total Acres 1.00				Land Total		9,500

Accpt Land

9,500

Accepted Bldg

0

Total

9,500

Easton

Valuation Report

08/22/2016

Name: CARTER, CLAIR

Page 134

CARTER, ELDORA

Map/Lot:

018-013

Account: 120

Card: 1 of 1

Location:

83 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B0270P570

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,308 Sqft	Grade D 115	Base	78,184
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-604
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	77,580
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	99%	100%	46,083	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1900	10	D 115	687	Avq.	60%	99%	100%	408
Open Frame Porch	1900	144	D 115	2,668	Avq.	60%	100%	100%	1,601
Open Frame Porch	1900	12	D 115	514	Avq.	60%	100%	100%	308
Frame Shed	2011								750
2,299 SFLA									
									3,067

Acpt Land

17,000

Accepted Bldg

49,200

Total

66,200

Easton
Name: CARTER, TRAVIS C & SHERI-LYN

Valuation Report

08/22/2016

Page 135

Map/Lot:

004-057

Account: 1083 Card: 1 of 1

Location:

70 BANGOR RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4010P149 B5114P052
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 08/01/2004
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
52.06	Acres-Rear Land (All)	500.00	26,030	100%		26,030
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 53.06						Land Total 43,030

Dwelling Description

Replacement Cost New

Conventional	One Story	1,907 Sqft	Grade C 115	Base	87,513
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	89,928
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100%	80,935
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2005	868	C 115	18,228	Avq.	14,764
1,907 SFLA						14,764

Acpt Land

43,000

Accepted Bldg

95,700

Total

138,700

Easton

Valuation Report

08/22/2016

Name: CARTER, VAUGHN L

Page 136

CARTER, CHERYL A

Map/Lot:

018-032-A

Account: 125 Card: 1 of 1

Location:

8 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1881P152 B4477P066
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.73	Acres-Rear Land (All)	500.00	865	100%		865
2,500	\$/SF -Pavement	2.50	6,250	100%		6,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.73						Land Total 24,115

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	50,936
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,819
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				0
Bedrooms	4	Add Fixtures	0		0
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	2005	Typical	Typical	Very Good	Typical	
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100%	49,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
							Func Econ	
One Story Frame	2005	700	C 100	33,116	Avq.	90%	100% 100%	29,804
Unfin Basement	2005	700	C 100	8,279	Avq.	90%	100% 100%	7,451
Wood Deck	2005	126	C 100	1,029	Avq.	90%	100% 100%	926
Open Frame Porch	1998	320	C 100	5,877	Avq.	87%	100% 100%	5,113
Frame BSMT Entry	2005	42	C 100	1,252	Avq.	90%	100% 100%	1,127
Frame Garage	1976	957	C 100	17,317	Avq.	76%	100% 100%	13,161
1,756 SFLA								
Outbuilding Total								57,582

Acpt Land

24,100

Accepted Bldg

107,200

Total

131,300

Easton
Name: CARTER, VAUGHN L & CHERYL A

Valuation Report
JT

08/22/2016

Page 137

Map/Lot:

018-033-B

Account: 637 Card: 1 of 1

Location:

DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/15/2009
Sale Price 5,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4700P101

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
Total Acres 1.00				Land Total		9,500

Accpt Land	9,500	Accepted Bldg	0	Total	9,500
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Easton
Name: CARVER, TIMOTHY & NATASHA

Valuation Report

08/22/2016

Page 138

Map/Lot:

022-007

Account: 689 Card: 1 of 1

Location:

13 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3646P301

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 04/01/2002
Sale Price 47,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	9,500.00	9,161	75%	Topography	6,871
300	\$/SF -Pavement	2.50	750	100%		750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.93 Land Total						15,121

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	616 Sqft	Grade D 110	Base	48,577
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	Typical	Typical	Average	Typical	48,577			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1992	40	D 110	1,589	Avq.	84%	100%	100%	1,335
Frame BSMT Entry	1979	49	D 110	1,233	Avq.	77%	100%	100%	949
Wood Deck	1979	100	D 110	757	Avq.	77%	100%	100%	583
Frame Shed	2013	256	D 100	2,939	Avq.	94%	100%	100%	2,763
1,118 SFLA									
						Outbuilding Total			5,630
Acct Land		15,100	Accepted Bldg		43,000	Total			58,100

Easton
Name: CASSIDY, ERIC D

Valuation Report

08/22/2016

Page 139

Map/Lot:

005-001-D

Location:

HOULTON ROAD

Account: 314 Card: 1 of 2

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5231P210

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.80	Acres-Rear Land (All)	500.00	400	100%		400
2.600	\$/SF -Pavement	2.50	6,500	100%		6,500
2.00	# -Lot Improvement	7,500.00	15,000	100%		15,000
Total Acres 1.80 Land Total						31,400

Dwelling Description

Replacement Cost New

Saltbox	One & 1/2 Story	996 Sqft	Grade C 115	Base	76,889
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,025
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,220
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	84,134
Functional Obsolescence						Value(Rcnld)
None		None		Phys. %	Func. % Econ. %	70,673
				84%	100% 100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Garage	1992	440	C 115	10,114	Avq.	84%	80%	100%	6,797
Open Frame Porch	1992	50	C 115	1,382	Avq.	84%	100%	100%	1,161
Finished Attic	1992	198	C 115	9,111	Avq.	84%	100%	100%	7,653
1 Story Basement	1992	396	C 115	26,930	Avq.	84%	100%	100%	22,621
Frame BSMT Entry	1992	30	C 115	1,213	Avq.	84%	100%	100%	1,019
Wood Deck	2013	144	C 115	1,334	Avq.	94%	100%	100%	1,254
Wood Deck	2013	152	C 115	1,401	Avq.	94%	100%	100%	1,317
Frame Shed	2013	100	C 115	1,611	Avq.	94%	100%	100%	1,514
Open Frame Porch	2013	40	C 115	1,183	Avq.	94%	100%	100%	1,112
1,593 SFLA									
Outbuilding Total									44,448

Acpt Land

31,400

Accepted Bldg

115,100

Total

146,500

Easton
Name: CASSIDY, ERIC D

Valuation Report

08/22/2016

Page 140

Map/Lot:

005-001-D

Account: 314 Card: 2 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4409P053

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 105	Base	58,947
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,675
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Dwelling Condition		Layout			Total
2007		0	Typical	Baths	Condition	Typical			62,622
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None			None		91%	95%	100%	54,137	
Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2007	136	C 105	1,157	Ava.	91%	95%	100%	1,000
One Story Frame	2007	120	C 105	5,961	Ava.	91%	95%	100%	5,154
Wood Deck	2013	430	C 105	3,405	Ava.	94%	100%	100%	3,201
Frame Garage	2007	672	C 105	13,250	Ava.	91%	85%	100%	10,249
1,352 SFLA					Outbuilding Total				19,604
Accpt Land			0	Accepted Bldg		73,700	Total		73,700

Easton
Name: CASSIDY, ERIC D

Valuation Report

08/22/2016

Page 141

Map/Lot:

005-001-D

Account: 314

Location:

HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,400	115,100	146,500	31,400	115,100	146,500
2	0	73,700	73,700	0	73,700	73,700
TOTAL	31,400	188,800	220,200	31,400	188,800	220,200

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4382P125

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 12/18/2006
Sale Price 343,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
64.00	Acres-Rear Land (All)	500.00	32,000	100%		32,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 65.00						Land Total 49,000

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,150 Sqft	Grade A 100	Base	80,573
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1100 Sqft, Grade A	Basement Gar	None	Fin Bsmt	10,718
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,300
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1996	0	Typical	Typical	Average	Typical	101,791		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		86%	100% 100%	87,540		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1SFr Overhang	1996	52	A 100	3,689	Avq.	86%	100%	100%
Wood Deck	1996	458	A 100	5,170	Avq.	86%	100%	100%
One Story Frame	2013	200	A 100	14,193	Avq.	94%	100%	100%
Frame Bay Window	1996	10	A 100	1,092	Avq.	86%	100%	100%
Frame Garage	1996	1064	A 100	28,623	Avq.	86%	75%	100%
1,412 SFLA						Outbuilding Total		

Acpt Land

49,000

Accepted Bldg

127,900

Total

176,900

Easton
Name: CHALOU, TERRY J.

Valuation Report

08/22/2016

Page 143

Map/Lot:

003-001

Account: 927 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Rural
Topography Rolling
Utilities
Street Gravel

Reference 1 B5326P283

Reference 2

Tran/Land/Bldg 0 5 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
51.00	Acres-Rear Land (All)	500.00	25,500	100%		25,500
4.00	Acres-Softwood-TG	120.00	480	100%		480
115.00	Acres-Hardwood-TG	181.00	20,815	100%		20,815
Total Acres 171.00						Land Total 56,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld	
Frame Shed	0			----	S O U N D		V A L U E	----		1,000	
Outbuilding Total										1,000	
Accpt Land		56,300	Accepted Bldg			1,000	Total				57,300

Easton

Valuation Report

08/22/2016

Name: CHARETTE, DOUGLAS G

Page 144

CHALOU, ARON E

JT

Map/Lot:

001-009-D

Account: 1053

Card: 1 of 1

Location:

345 BANGOR RD

Neighborhood 1 Resident/Agric.

Sale Date 03/02/2009

Sale Price 159,900

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B4929P181

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 10.00						Land Total 21,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,536 Sqft	Grade C 105	Base	68,385
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Typical	Typical	Average	Typical	70,590
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	62,119
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	2003	300	C 105	2,410	Avq.	2,145
Frame Garage	2001	968	C 105	18,374	Avq.	16,169
1,536 SFLA						Outbuilding Total 18,314

Acpt Land

21,500

Accepted Bldg

80,400

Total

101,900

Easton
Name: CHARETTE, PETER & TORRIE

Valuation Report

08/22/2016

Page 145

Map/Lot:

007-003-B

Account: 1075 Card: 1 of 1

Location:

CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/19/2007
Sale Price	36,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5144P176

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
15.73	Acres-Rear Land (All)	500.00	7,865	100%		7,865
Total Acres 16.73					Land Total	17,365

Accpt Land

17,400

Accepted Bldg

0

Total

17,400

Easton
Name: CHARLES, ARTHUR JAMES

Valuation Report

08/22/2016

Page 146

Map/Lot:

008-026-001

Location:

337 FULLER ROAD

Account: 21 Card: 1 of 1

Neighborhood 1 Resident/Agric.
Tree Growth 1988
Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/19/2015
Sale Price 225,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

CLASS Residential
Reference 1 B1682P282 B2978P237 B5429P38 B5481P266
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 2018 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
42.34	Acres-Rear Land (All)	500.00	21,170	100%		21,170
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
8.00	Acres-Softwood-TG	120.00	960	100%		960
25.00	Acres-Mixed Wood-Farm	165.00	4,125	100%		4,125
26.00	Acres-Hardwood-Farm	181.00	4,706	100%		4,706
Total Acres 102.34						Land Total 47,961

Dwelling Description

Replacement Cost New

Conventional	Two Story	912 Sqft	Grade C 100	Base	69,083
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	13				
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	Floor & Stairs			Attic	1,581
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1896	0	Typical	Typical	Good	Typical	72,764
Functional Obsolescence						Value(Rcnd)
None		None		75%	91%	49,661

Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnd
Encl Frame Porch	1896	196	C 100	5,332	Good	75%	91%	100%		3,639
1 & 3/4 Story Fr	1896	644	C 100	50,223	Good	75%	91%	100%		34,277
Unfin Basement	1896	644	C 100	7,617	Good	75%	100%	100%		5,713
Open Frame Porch	1999	100	C 100	2,068	Avq.	87%	100%	100%		1,799
Concrete Pad /CF	1896	270	C 100	1,502	Good	75%	100%	100%		1,126
Unfinished Attic	1896	874	C 100	5,177	Good	75%	100%	100%		3,883
Frame Shed	1896	874	C 100	12,236	Good	75%	80%	100%		7,342
Frame Garage	1932	1032	C 100	18,554	Good	75%	75%	100%		10,437
Frame Shed	1896	828	D 100	9,505	Avq-	50%	100%	100%		4,752
Frame Shed	1896									1,000
----- S O U N D V A L U E -----										
3,147 SFLA										
Outbuilding Total										73,968
Accept Land		48,000	Accepted Bldg		123,600	Total		171,600		

Easton
Name: CHRISTENSEN, PHILIP H

Valuation Report

08/22/2016

Page 147

Map/Lot:

012-004

Location:

FULLER ROAD

Account: 127 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B5172P196

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.00	Acres-Rear Land (All)	500.00	10,500	100%		10,500
Total Acres 21.00				Land Total		10,500
Accpt Land		10,500	Accepted Bldg	0	Total	10,500

Easton

Valuation Report

08/22/2016

Name: CLARK, CHERYL C

Page 148

FERRIS, LESLIE C

JT

Map/Lot:

003-010-A

Account: 871

Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.
 Tree Growth 1989
 Zoning/Use Residential
 Topography RollingBelow Street
 Utilities
 Street Right of Way

Sale Data	
Sale Date	02/24/2009
Sale Price	26,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

CLASS Residential
 Reference 1 B4675P083 TREE GROWTH
 Reference 2
 Tran/Land/Bldg 1 1 99
 Recertified Date 2010 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Softwood-TG	120.00	1,440	100%		1,440
26.00	Acres-Mixed Wood-TG	165.00	4,290	100%		4,290
22.00	Acres-Hardwood-TG	181.00	3,982	100%		3,982
5.00	Acres-Rear Land (All)	500.00	2,500	100%		2,500
Total Acres 65.00					Land Total	12,212

Accpt Land

12, 200

Accepted Bldg0 **Total**

12, 200

Easton
Name: CLARK, HAROLD E

Valuation Report

08/22/2016

Page 149

Map/Lot:

020-005

Account: 128 Card: 1 of 1

Location:

238 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS New Multi-Family

Reference 1

Reference 2

Tran/Land/Bldg 1 1 2

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Sale Data

Sale Date 10/01/1991
Sale Price 33,945
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.800	\$/SF -Pavement	2.50	4,500	75%	Condition	3,375
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 20,875

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 105	Base	56,024
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Good	Typical	58,964	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	100%	100%	46,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	160	C 100	1,277	Avg.	93%	100%	100%	1,188
2S Encl Fr Porch	1960	96	C 105	4,827	Good	79%	100%	100%	3,813
One Story Frame	1960	624	C 105	30,997	Good	79%	100%	100%	24,488
Frame Garage	1960	624	C 105	12,419	Good	79%	80%	100%	7,849
Unfin Basement	1960	624	C 105	7,748	Good	79%	100%	100%	6,121
Open Frame Porch	2010	24	C 105	790	Avg.	93%	100%	100%	735
1SFr Overhang	1960	26	C 105	1,291	Good	79%	100%	100%	1,020
1,770 SFLA									
Outbuilding Total									45,214

Accpt Land

20,900

Accepted Bldg

91,800

Total

112,700

Easton

Valuation Report

08/22/2016

Name: CLARK, JEFFREY C

Page 150

CLARK, SHELLEY L

Map/Lot:

023-009

Account: 757

Card: 1 of 1

Location:

99 PERRY DRIVE

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/2003

Sale Price 4,726

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B3814P114

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1,280	\$/SF -Pavement	2.50	3,200	75%	Condition	2,400
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40						Land Total 19,600

Dwelling Description**Replacement Cost New**

Item	Description	Quantity	Unit	Material	Cost
Raised Ranch	One Story	1,500	Sqft	Grade C 110	Base 70,470
Exterior	Vinyl/Aluminum			Masonry Trim	Trim 0
Dwelling Units	1 OTHER Units-0			Roof Cover	Asphalt Shingles 0
					0
					0
Foundation	Concrete			Basement	Dry Full Bmt 0
Fin. Basement Area	None			Basement Gar	None 0
Heating	100% Hot Water			Cooling	0% None 0
Rooms	6				
Bedrooms	3			Add Fixtures	0
Baths	2			Half Baths	0
Attic	None				Plumbing 2,310
FirePlaces	0				Attic 0
Insulation	Full				Fireplace 0
Unfin. Living Area	NONE				Insulation 0
					Unfinished 0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	72,780
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						Value(Rcnld) 64,774

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	32	C 110	979	Avq.	89%	100%	100%	871
Frame Garage	2004	840	C 110	16,928	Avq.	90%	80%	100%	12,188
Frame Shed	2003			----- SOUND VALUE -----					
Wood Deck	2003	312	C 110	2,622	Avq.	89%	100%	100%	2,334
1,500 SFLA									Outbuilding Total 15,993

Acpt Land

19,600

Accepted Bldg80,800 **Total**

100,400

Easton

Valuation Report

08/22/2016

Name: CLARK, ROBERT W

Page 151

CLARK, CHERYL J

Map/Lot:

018-042

Account: 183 Card: 1 of 1

Location:

72 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Date 05/01/1998

Zoning/Use Residential
Topography RollingBelow Street

Sale Price 40,000

Utilities Drilled WellSeptic System

Sale Type Land & Buildings

Street Paved

Financing Unknown

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B3129P197 B3163P225-9 B3187P328-46

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	9,500.00	6,650	100%		6,650
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.49					Land Total	14,150

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Gambrel	Two Story	676 Sqft	Grade D 115	Base	49,866
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,640
Insulation	Partial			Insulation	-357
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1942	0	Typical	Typical	Average	Typical			54,129	
Functional Obsolescence	Economic Obsolescence	Phys. %			Func. %	Econ. %	Value(Rcnld)		
None	None	60%			100%	100%	32,477		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2009	300	C 100	14,193	Avq.	92%	100%	100%	13,058
Unfin Basement	2009	300	C 100	3,548	Avq.	92%	100%	100%	3,264
Wood Deck	1998	160	C 100	1,277	Avq.	87%	100%	100%	1,111
1.5 S-Gar	1942	528	D 115	11,901	Fair	40%	50%	100%	2,380
Open Frame Porch	1942	24	D 115	708	Avq.	60%	100%	100%	425
Frame Garage	1998	1120	C 100	20,004	Avq.	87%	75%	100%	13,052
1,652 SFLA									33,290
Outbuilding Total									
Acpt Land		14,200	Accepted Bldg		65,800	Total		80,000	

Easton

Valuation Report

08/22/2016

Name: CLARK, TERRY W

Page 152

CLARK, BONNIE L

Map/Lot:

001-014-B

Account: 131 Card: 1 of 1

Location:

235 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1382P99

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.350	\$/SF -Pavement	2.50	3,375	75%	Condition	2,531
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	19,531

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 100	Base	53,538
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Above Average	Typical	53,538
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						43,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1977	130	C 100	2,587	Avq+	81%	100%	100%	2,095
Frame Shed	1988			----	S O U N D	V A L U E	----		150
Frame Garage	1995	945	C 100	17,119	Avq.	85%	100%	100%	14,551
1,144 SFLA									16,796
									Outbuilding Total

Acpt Land

19,500

Accepted Bldg

60,200

Total

79,700

Easton
Name: CLAYTON, TONY

Valuation Report

08/22/2016

Page 153

Map/Lot:

001-007-A

Account: 135 Card: 1 of 1

Location: 341 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 04/01/2003
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B3788P035

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40						Land Total 17,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 100	Base	60,587
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	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
1940	0	Typical	Typical	Above Average	Typical	60,587
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						42,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1993	480	C 100	22,708	Avq.	84%	100%	100%	19,075
Wood Deck	2011	120	C 100	986	Avq.	93%	100%	100%	917
Frame Garage	1985	700	C 100	13,080	Avq.	80%	100%	100%	10,464
1,740 SFLA									
Outbuilding Total									30,456

Acpt Land

17,200

Accepted Bldg

72,900

Total

90,100

Easton

Valuation Report

08/22/2016

Name: CLEAVES, MELVIN D (LIVE TENANT)

Page 154

CLEAVES, MELANIE (REMAINDER)

Map/Lot:

001-023

Account: 137 Card: 1 of 1

Location:

60 GETCHELL RD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities
 Street Paved

CLASS Residential
 Reference 1 B5167P225

Reference 2
 Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
30.00	Acres-Rear Land (All)	500.00	15,000	100%		15,000
Total Acres 31.00						Land Total 24,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
New Moon M/H	1965	10X57	C 100	15.281	Poor	10%	75%	100%		1,146
One Story Frame	1965	100	E 100	2.365	Poor	30%	50%	100%		355
One Story Frame	1965	48	E 100	1.136	Poor	30%	50%	100%		170
718 SFLA Outbuilding Total										1,671

Accpt Land

24,500

Accepted Bldg

1,700

Total

26,200

Easton
Name: CLEAVES, ROBERT E

Valuation Report

08/22/2016

Page 155

Map/Lot:

001-030

Account: 140 Card: 1 of 3

Location:

352 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2746P003 B5277P308

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
23.12	Acres-Rear Land (All)	500.00	11,560	100%		11,560
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 24.12						Land Total 28,560

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	644 Sqft	Grade B 100	Base	67,137
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,708
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,416
Insulation	Partial			Insulation	-385
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1918	0	Typical	Typical	Below Average	Typical	71,876	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	97%	100%	34,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1918	411	B 100	43,804	Avq-	50%	97%	100%	21,245
Unfin Basement	1918	411	B 100	5,930	Avq-	50%	100%	100%	2,965
1 Story Basement	1918	64	B 100	4,617	Avq-	50%	100%	100%	2,308
Open Frame Porch	1995	328	B 100	7,339	Avq.	85%	100%	100%	6,238
1 & 1/2 Story Fr	1918	320	B 100	26,781	Avq-	50%	97%	100%	12,988
Unfin Basement	1918	320	B 100	4,617	Avq-	50%	100%	100%	2,308
Open Frame Porch	1918	120	B 100	2,944	Avq-	50%	100%	100%	1,472
Open Frame Porch	2003	480	B 100	10,550	Avq.	89%	100%	100%	9,390
Frame Shed	1918	480	B 100	8,198	Avq-	50%	80%	100%	3,279
Unfinished Attic	1918	480	B 100	4,701	Avq-	50%	80%	100%	1,880
2,429 SFLA									
Outbuilding Total									64,073

Acpt Land

28,600

Accepted Bldg

98,900

Total

127,500

Easton
Name: CLEAVES, ROBERT E

Valuation Report

08/22/2016

Page 156

Map/Lot:

001-030

Account: 140 Card: 2 of 3

Location:

352 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B2746P003
Reference 2 M2746P005
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1930	1800	D 100	28,206	Avg-	50%	75%	100%	10,577
2,429 SFLA									
						Outbuilding Total			10,577
Accpt Land			0	Accepted Bldg			10,600	Total	10,600

Easton
Name: CLEAVES, ROBERT E

Valuation Report

08/22/2016

Page 157

Map/Lot:

001-030

Account: 140 Card: 3 of 3

Location:

352 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B2746P003 B5277P308

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopy	1	490	E 100	2,332	Fair	40%	100%	100%	933
Frame Shed	1	1064	E 100	7,448	Fair	40%	75%	100%	2,234
Frame Shed	1918			----- S O U N D V A L U E -----					200
2,429 SFLA				Outbuilding Total					3,367
Accpt Land			0	Accepted Bldg			3,400	Total	3,400

Easton
Name: CLEAVES, ROBERT E

Valuation Report

08/22/2016

Page 158

Map/Lot:

001-030

Account: 140

Location:

352 BANGOR ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	28,600	98,900	127,500	28,600	98,900	127,500
2	0	10,600	10,600	0	10,600	10,600
3	0	3,400	3,400	0	3,400	3,400
TOTAL	28,600	112,900	141,500	28,600	112,900	141,500

Easton
Name: CLEAVES, ROBERT E

Valuation Report

08/22/2016

Page 159

Map/Lot:

001-030-002

Location:

352 BANGOR ROAD

Account: 273 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street None

CLASS Residential
Reference 1 B3440P252 B5277P308

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
67.19	Acres-Rear Land (All)	500.00	33,595	100%		33,595
Total Acres 67.19				Land Total		33,595
Accpt Land		33,600	Accepted Bldg	0	Total	33,600

Easton

Valuation Report

08/22/2016

Name: CLEAVES-SABATIS, LINDA S & LEONARD J

Page 160

SABATIS, LEONARD J

JT

Map/Lot:

001-025-D

Account: 1082 Card: 1 of 1

Location:

GETCHELL RD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Right of Way

Reference 1 B4823P120

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.01	Acres-Rear Land (All)	500.00	505	100%		505
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.01						Land Total 17,505

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Holiday Manor	1970	12X60	A 100	27.108	Fair	15%	85%	100%		3,456
Frame Shed	2005									1,500
Open Frame Porch	2005	48	D 100	956	Avg.	90%	100%	100%		860
720 SFLA										5,816
Acpt Land		17,500		Accepted Bldg		5,800	Total			23,300

Percent Good

Value

Rcnld

3,456

1,500

860

5,816

23,300

Easton
Name: CLOSSON, TAMMY S

Valuation Report

08/22/2016

Page 161

Map/Lot:

011-001-001

Location:

218 FOREST AVE

Account: 506 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2899P270
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/01/1996
Sale Price 4,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00 Land Total						17,500

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 115	Base	48,783
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	5,591
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	56,789
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						48,839
None						
Phys. %						86%
None						
Func. %						100%
None						
Econ. %						100%
None						

Outbuildings/Additions/Improvements				Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	2006	480	C 115	26,114	Avq.	91%	100%	100%
Unfin Basement	2006	480	C 115	6,528	Avq.	91%	100%	100%
Wood Deck	2006	320	C 115	2,808	Avq.	91%	100%	100%
1,248 SFLA								
Outbuilding Total								32,259

Acpt Land

17,500

Accepted Bldg

81,100

Total

98,600

Easton

Valuation Report

08/22/2016

Name: COBB, MARGUERITE & CALDWELL, PAUL R.

Page 162

Map/Lot:

008-006-007

Account: 1092 Card: 1 of 1

Location:

HENDERSON RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/07/2014

Sale Price 18,398

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B5289P0040

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.35	Acres-Rear Land (All)	500.00	675	100%		675
10.00	Acres-Wasteland	60.00	600	100%		600
Total Acres 12.35			Land Total			10,775

Accpt Land

10,800

Accepted Bldg

0

Total

10,800

Easton

Valuation Report

08/22/2016

Name: COCHRAN, STEPHEN A

Page 163

COCHRAN, FAITH W

Map/Lot:

021-017

Account: 142 Card: 1 of 1

Location:

397 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1980P211

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.86	Acres-Rear Land (All)	500.00	430	100%		430
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.86						Land Total 17,430

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,224 Sqft	Grade D 115	Base	78,021
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	Floor & Stairs			Attic	1,821
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-646
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1907	0	Typical	Typical	Below Average	Typical	81,176		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		50%	92%	100%	37,341	
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1907	496	D 115	8,416	Avq-	50%	95%	100%
Frame BSMT Entry	1907	42	D 115	1,182	Avq-	50%	95%	100%
Frame Garage	1907	1080	D 100	15,864	Avq-	50%	75%	100%
Frame Shed	1907	360	D 100	4,133	Avq-	50%	80%	100%
Frame Shed	1907	192	C 100	2,688	Avq.	60%	100%	100%
Open Frame Porch	1907	72	C 100	1,583	Avq.	60%	100%	100%
2,448 SFLA						Outbuilding Total		14,724
Acpt Land		17,400	Accepted Bldg		52,100	Total		69,500

Easton

Valuation Report

08/22/2016

Name: COFFIN, CHRISTOPHER C

Page 164

COFFIN, STEPHANIE M

Map/Lot:

002-016-B

Account: 716

Card: 1 of 1

Location:

185 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/01/2002
Sale Price	53,500

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Residential

Reference 1 B3673P129

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.70	Acres-Rear Land (All)	500.00	350	100%		350
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.70						Land Total 17,350

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	400 Sqft	Grade D 100	Base	35,173
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-138
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Inadeq.	35,035
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	95%	100%	19,970	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
One Story Frame	1986	224	D 100	8,690 Avq.	81% 100% 100%	7,039
1 Story Basement	1960	375	D 100	18,184 Avq.	68% 100% 100%	12,365
Wood Deck	2000	144	D 100	952 Avq.	88% 100% 100%	838
Frame Garage	1989	1200	C 100	21,324 Avq-	71% 75% 100%	11,355
824 SFLA					Outbuilding Total	31,597
Acpt Land		17,400	Accepted Bldg		51,600	Total 69,000

Easton
Name: COLE, SHANE

Valuation Report

08/22/2016

Page 165

Map/Lot:

017-007

Account: 339 Card: 1 of 1

Location:

66 STATION ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 09/21/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

CLASS Residential
Reference 1 B2868P226 B5477P139
Reference 2 M2868P229
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50					Land Total	14,218

Dwelling Description

Replacement Cost New

Conventional	One Story	484 Sqft	Grade D 105	Base	29,294
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet None	Basement	-4,567
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Below Average	Typical	24,727			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Dirt Floor Bsmt		None		50%	92%	100%	11,374		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1900	288	D 105	11,731	Avq-	50%	92%	100%	5,397
Unfin Basement	1900	288	D 105	2,933	Avq-	50%	92%	100%	1,349
Encl Frame Porch	1900	64	D 105	1,990	Avq-	50%	92%	100%	915
Frame Shed	2010	240	C 100	3,360	Avq.	93%	100%	100%	3,125
836 SFLA									
				Outbuilding Total					10,786
Acpt Land		14,200	Accepted Bldg	22,200	Total				36,400

Easton

Valuation Report

08/22/2016

Name: COLLODEL, MICHAEL P

Page 166

COLLODEL, DONNA J

Map/Lot:

004-020-K

Account: 103 Card: 1 of 1

Location:

DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/29/2006

Sale Price 7,500

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B4338P231

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.13	Acres-Rear Land (All)	500.00	65	100%		65
Total Acres 1.13					Land Total	9,565

Accpt Land

9,600

Accepted Bldg0 **Total**

9,600

Easton

Valuation Report

08/22/2016

Name: COLLODEL, MICHAEL P JT

Page 167

COLLODEL, DONNA J

Map/Lot:

002-006-A

Account: 1077 Card: 1 of 1

Location:

236 HERSOM RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/02/2008
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B4560P102

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
53.00	Acres-Rear Land (All)	500.00	26,500	100%		26,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 54.00						Land Total 43,500

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,600 Sqft	Grade B 100	Base		81,765
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,562
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	Typical	Typical	Average	Typical	84,327			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	77,581			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2009	180	B 100	4,212	Avq.	92%	100%	100%	3,875
1 Story Basement	2009	119	B 100	8,585	Avq.	92%	100%	100%	7,898
Frame Garage	2009	672	B 100	15,396	Avq.	92%	80%	100%	11,331
2S Frame Garage	2013	480	C 115	18,760	Avq.	94%	100%	100%	17,634
1,600 SFLA						Outbuilding Total			40,738
Accpt Land		43,500	Accepted Bldg			118,300	Total		161,800

Easton

Valuation Report

08/22/2016

Name: CONDON, CLIFFORD F & LINDA K

Page 168

NOVAK, MARYANN & MCNAMARA, BRYAN

Map/Lot:

007-017

Account: 66

Card: 1 of 1

Location:

196 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/1993

Sale Price 15,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography LevelRolling

Utilities Drilled WellSeptic System

Street Paved

CLASS Mobile Home

Reference 1 B4998P136

Reference 2

Tran/Land/Bldg 4 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
5.00	Acres-Wasteland	60.00	300	100%		300
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 9.00					Land Total	18,800

Accpt Land

18,800

Accepted Bldg0 **Total**

18,800

Easton

Valuation Report

08/22/2016

Name: CONDON, CLIFFORD F & LINDA K

Page 169

NOVAK, MARYANN, MCNAMARA, BRYAN &

Map/Lot:

007-002

Account: 153

Card: 1 of 1

Location:

31 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4998P136 B5497P86
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	50%	Topography	250
0.80	Acres-Rear Land (All)	500.00	400	100%		400
900	\$/SF -Pavement	2.50	2,250	50%	Condition	1,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.80						Land Total 18,775

Dwelling Description

Replacement Cost New

Conventional	One Story	672 Sqft	Grade C 100	Base	39,582
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-376
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	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	Partial			Insulation	-188
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Average	Typical	39,018
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		60%	95% 100%	22,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2013	288	C 100	13,625	Avq.	94%	100%	100%	12,808
Wood Deck	2013	92	C 100	782	Avq.	94%	100%	100%	735
Encl Frame Porch	1945	85	C 100	2,791	Avq.	60%	95%	100%	1,591
1 Story Basement	1945	130	C 100	7,688	Avq.	60%	95%	100%	4,382
Frame Shed	1980	160	C 100	2,240	Avq.	78%	80%	100%	1,398
Frame Shed	1945			----- SOUND VALUE -----					100
Frame Garage	1983	672	D 100	10,348	Avq-	67%	100%	100%	6,933
Frame Shed	2010	240	D 100	2,755	Avq.	93%	100%	100%	2,562
Frame Garage	2008	900	C 100	16,378	Avq.	92%	100%	100%	15,068
1,045 SFLA									
Outbuilding Total									45,577

Acpt Land

18,800

Accepted Bldg

67,800 Total

86,600

Easton

Valuation Report

08/22/2016

Name: CONDON, CLIFFORD F & LINDA K

Page 170

NOVAK, MARYANN & MCNAMARA, BRYAN

Map/Lot:

007-003-C

Account: 1032 Card: 1 of 1

Location:

CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/01/1998

Sale Price 5,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4998P136 B5201P295

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
Total Acres 2.00					Land Total	10,000

Accpt Land

10,000

Accepted Bldg0 **Total**

10,000

Easton

Valuation Report

08/22/2016

Name: CONDON, RHONDA M

Page 171

C/O ADRIENNE KENNEDY

Map/Lot:

007-017-ON

Account: 1058 Card: 1 of 1

Location:

196 STATION RD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
 Reference 1 1986 14X66 RICHARDSON #GP32346
 Reference 2
 Tran/Land/Bldg 1 1 9
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pine Grove M/H	1985	14X66	B 100	27.281	Avq-	20%	100%	100%	5,456
Frame Shed	1985			----	SOUND	VALUE----			800
Frame Shed	1985			----	SOUND	VALUE----			1,000
Frame Shed	1985			----	SOUND	VALUE----			1,000
924 SFLA								Outbuilding Total	8,256
Acpt Land			0	Accepted Bldg			8,300	Total	8,300

Easton
Name: CONDON, ROGER L. JR

Valuation Report

08/22/2016

Page 172

Map/Lot:

014-004

Account: 154 Card: 1 of 1

Location:

332 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5257P082

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	9,500.00	7,480	100%		7,480
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.62 Land Total						14,980

Dwelling Description

Replacement Cost New

Conventional	Two Story	484 Sqft	Grade C 100	Base	50,354
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-773
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Very Good	Typical	50,981
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	95%	100%
						38,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1880	176	C 100	15,375	V.G.	80%	95%	100%	11,685
One Story Frame	1880	300	C 100	14,193	V.G.	80%	95%	100%	10,786
Unfin Basement	1880	476	C 100	5,630	V.G.	80%	95%	100%	4,279
Open Frame Porch	1991	96	C 100	1,998	Avq.	83%	100%	100%	1,658
Frame BSMT Entry	1880	36	C 100	1,154	V.G.	80%	95%	100%	877
Wood Deck	1880	240	C 100	1,859	V.G.	80%	95%	100%	1,413
Frame Garage	1981	576	C 100	11,036	Avq.	78%	100%	100%	8,608
Frame Shed	1981	240	C 100	3,360	Avq.	78%	80%	100%	2,097
Frame Shed	2011	240	C 100	3,360	Avq.	93%	100%	100%	3,125
Frame Shed	1880								800
----- S O U N D V A L U E -----									
Outbuilding Total									45,328

Acpt Land

15,000

Accepted Bldg

84,100

Total

99,100

Easton
Name: CONNOLLY, ROGER

Valuation Report

08/22/2016

Page 173

Map/Lot:

002-013-C

Location:

HERSOM ROAD

Account: 30 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/27/2015
Sale Price	22,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4428P030 B5475P72

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Topoqraphv	4,750
27.00	Acres-Rear Land (All)	500.00	13,500	100%		13,500
Total Acres 28.00					Land Total	18,250

Accpt Land	18,300	Accepted Bldg	0	Total	18,300
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Easton

Valuation Report

08/22/2016

Name: CONNORS, JOSEPH M

Page 174

CONNORS, MARTHA O

Map/Lot:

004-049

Account: 814 Card: 1 of 1

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/01/2004
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B3952P078

Reference 2
 Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
32.84	Acres-Rear Land (All)	500.00	16,420	100%		16,420
60.00	Acres-Tillable	1,000.00	60,000	100%		60,000
Total Acres 93.84						Land Total 85,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2006	820	B 100	18,371	Avq.	91%	100%	100%		16,718
Unfinished Attic	2006	400	B 100	4,372	Avq.	91%	100%	100%		3,979
Outbuilding Total										20,697

Accpt Land

85,900

Accepted Bldg

20,700

Total

106,600

Easton

Valuation Report

08/22/2016

Name: COPELAND, LEWIS & COPELAND, ANNETTE M

Page 175

Map/Lot:

007-054

Account: 465 Card: 1 of 1

Location:

101 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/27/2015

Sale Price 18,000

Sale Type Land & Buildings

Financing Unknown

Verified Buyer

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

CLASS Residential

Reference 1 B4516P007 B5453P194 B5463P281

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.50	Acres-Rear Land (All)	500.00	1,750	100%		1,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.50					Land Total	18,750

Accpt Land

18,800

Accepted Bldg

0

Total

18,800

Easton

Valuation Report

08/22/2016

Name: COPELAND, LEWIS C

Page 176

COPELAND, ANNETTE M

JT

Map/Lot:

007-043

Account: 193

Card:

1 of 1

Location:

21 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/2003
Sale Price	45,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

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

CLASS	Residential
Reference 1	B3915P237

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.77	Acres-Rear Land (All)	500.00	385	100%		385
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.77						Land Total 17,385

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,196 Sqft	Grade C 105	Base	57,829
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	897 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	5,954
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	2,940
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,940
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Above Average	Typical	69,663
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	55,730	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
1SFr Overhanq	1972	40	C 105	1,987 Avq+	80% 100% 100%	
1SFr Overhanq	1972	40	C 105	1,987 Avq+	80% 100% 100%	
Wood Deck	1986	120	C 105	1,035 Avq.	81% 100% 100%	
Wood Deck	1986	144	C 105	1,219 Avq.	81% 100% 100%	
Frame Shed	2003	384	D 100	4,408 Avq.	89% 100% 100%	
Frame Shed	2011	448	D 100	5,143 Avq.	93% 100% 100%	
1,276 SFLA					Outbuilding Total 13,711	
Acpt Land		17,400	Accepted Bldg		69,400	Total 86,800

Easton

Valuation Report

08/22/2016

Name: COPELAND, LEWIS C JT

Page 177

COPELAND, ANNETTE M.

Map/Lot:

007-050-B

Account: 543 Card: 1 of 1

Location:

644 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4634P036

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Oxford M/H	1974	14X65	C 100	23,717	Avq-	20%	100%	100%	4,743
Wood Deck	1986	192	C 100	1,510	Avq.	81%	100%	100%	1,223
Frame Garage	1995	510	E 100	4,974	Avq.	85%	100%	100%	4,228
Canopy	1995	150	E 100	715	Avq.	85%	100%	100%	608
Concrete Pad /CF	1986	910	C 100	3,876	Avq.	78%	100%	100%	3,023
910 SFLA									
Outbuilding Total									13,825

Acpt Land

17,000

Accepted Bldg

13,800

Total

30,800

Easton
Name: CORBIN, DANIEL J

Valuation Report

08/22/2016

Page 178

Map/Lot:

007-063

Account: 178 Card: 1 of 1

Location:

716 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4740P278

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/17/2009
Sale Price 90,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	9,500.00	9,211	100%		9,211
800	\$/SF -Pavement	2.50	2,000	75%	Condition	1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.94 Land Total						18,211

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	352 Sqft	Grade D 110	Base	36,949
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-133
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Good	Typical	36,816	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	95%	100%	26,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1986	121	D 110	3,261	Avq.	81%	100%	100%	2,641
One Story Frame	1900	240	D 110	10,241	Good	75%	95%	100%	7,297
One Story Frame	1972	372	D 110	15,875	Avq.	74%	100%	100%	11,748
Frame Garage	1972	744	D 110	12,453	Avq.	74%	80%	100%	7,372
Frame Shed	1972	192	E 100	1,344	Avq.	74%	80%	100%	796
Frame Shed	2013								600
----- S O U N D V A L U E -----									
1,261 SFLA									
Outbuilding Total									30,454

Acpt Land

18,200

Accepted Bldg

56,700

Total

74,900

Easton
Name: COREY, MICHAEL P

Valuation Report

08/22/2016

Page 179

Map/Lot:

009-001

Account: 159 Card: 1 of 1

Location:

338 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3961P166

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
161.14	Acres-Rear Land (All)	500.00	80,570	100%		80,570
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 162.14 Land Total						97,570

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	720 Sqft	Grade D 115	Base	52,583
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-879
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Above Average	Typical	51,704
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Value(Rcnld)
None		None		70%	100%	36,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1860	112	D 115	3,214	Avq+	70%	100%	100%	2,250
Unfinished Attic	1860	300	D 115	3,063	Avq+	70%	100%	100%	2,144
Frame Shed	1860	300	D 115	3,960	Avq+	70%	80%	100%	2,218
Unfinished Attic	1860	60	D 115	2,303	Avq+	70%	100%	100%	1,612
Encl Frame Porch	1860	60	D 115	2,092	Avq+	70%	100%	100%	1,464
Wood Deck	2006	192	D 115	1,424	Avq.	91%	100%	100%	1,296
Frame Garage	2006	1280	B 100	27,625	Avq.	91%	75%	100%	18,854
Unfinished Attic	2006	512	B 100	4,832	Avq.	91%	100%	100%	4,397
Frame Shed	1950			---- S O U N D V A L U E ----					250
Frame Shed	1860			---- S O U N D V A L U E ----					350
1,252 SFLA				Outbuilding Total					34,835

Acpt Land

97,600

Accepted Bldg

71,000

Total

168,600

Easton
Name: CORNERSTONE VILLAGE LLC

Valuation Report

08/22/2016

Page 180

Map/Lot:

020-009-A-006

Account: 876 Card: 1 of 1

Location:

6 CORNERSTONE VILLAGE LLC

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 2008 14X68 EASTLAND

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1985	14X66	C 100	24,008	Avq-	20%	100%	100%	4,802
Wood Deck	2005	24	C 100	287	Avq.	90%	100%	100%	258
924 SFLA									
						Outbuilding Total			5,060
Accpt Land			0	Accepted Bldg			5,100	Total	5,100

Easton
Name: CORNERSTONE VILLAGE LLC

Valuation Report

08/22/2016

Page 181

Map/Lot:

020-009-A-002

Account: 895 Card: 1 of 1

Location:

2 JOHNSON TRAILER PARK

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 2010 14X60 MOBILE HOME

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2010	14X60	C 100	22,265	Avq.	78%	100%	100%	17,255
Wood Deck	2010	16	C 100	228	Avq.	93%	100%	100%	212
Wood Deck	2010	36	C 100	374	Avq.	93%	100%	100%	348
840 SFLA						Outbuilding Total			17,815
Accpt Land			0	Accepted Bldg			17,800	Total	17,800

Easton
Name: CORNERSTONE VILLAGE LLC

Valuation Report

08/22/2016

Page 182

Map/Lot:

020-009-A-007

Account: 896 Card: 1 of 1

Location:

7 JOHNSON TRAILER PARK

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 2010 14X60 MOBILE HOME

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2010	14X66	C 100	24,008	Avq.	78%	100%	100%	18,606
Wood Deck	2005	36	C 100	374	Avq.	90%	100%	100%	337
924 SFLA									
						Outbuilding Total			18,943
Accpt Land			0	Accepted Bldg		18,900	Total		18,900

Easton

Valuation Report

08/22/2016

Name: COTE, ROGER W

Page 183

COTE, RUTH E

Map/Lot:

003-006

Account: 31

Card: 1 of 2

Location:

240 HERSOM RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4334P277

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
12.00	Acres-Rear Land (All)	500.00	6,000	100%		6,000
7.00	Acres-Tillable	1,000.00	7,000	100%		7,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 20.00						Land Total 30,000

Dwelling Description**Replacement Cost New**

Contemporary	One & 1/2 Story	1,632 Sqft	Grade D 115	Base	87,166
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,690
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,448	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	90,836
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	97%	100%
Value(Rcnld)						80,181
Acpt Land		30,000	Accepted Bldg		80,200	Total
						110,200

Easton

Valuation Report

08/22/2016

Name: COTE, ROGER W

Page 184

COTE, RUTH E

Map/Lot:

003-006

Account: 31

Card: 2 of 2

Location:

240 HERSOM RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B4334P277

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Star M/H	1960	10X51	C 100	14,037	Poor	10%	25%	100%		351
2,958 SFLA										351
Accpt Land			0	Accepted Bldg		400	Total			400

Easton
Name: COTE, ROGER W
COTE, RUTH E
Account: 31

Valuation Report

08/22/2016
Page 185
Map/Lot: 003-006
Location: 240 HERSOM RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	30,000	80,200	110,200	30,000	80,200	110,200
2	0	400	400	0	400	400
TOTAL	30,000	80,600	110,600	30,000	80,600	110,600

Easton

Valuation Report

08/22/2016

Name: COWLEY, DAVID

Page 186

PERRY, MELISSA

Map/Lot:

003-007-A

Account: 590

Card: 1 of 1

Location:

272 HERSOM ROAD

Neighborhood 1 Resident/Agric.

Sale Date 12/01/1996

Zoning/Use Residential

Sale Price 83,500

Topography LevelRolling

Sale Type Land & Buildings

Utilities Drilled WellSeptic System

Financing Unknown

Street Gravel

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B3545P210

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
6.200	\$/SF -Pavement	2.50	15,500	90%	Condition	13,950
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00 Land Total						32,950

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade C 115	Base	42,436
Exterior	Concrete	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2170 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,211
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,830
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,220
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	2005	Typical	Typical	Above Average	Typical	66,697
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						56,025

Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Open Frame Porch	1992	180	C 115	3,970	Avq.	84%	100%	100%		3,335
Wood Deck	1991	324	C 100	2,471	Avq.	83%	100%	100%		2,051
Open Frame Porch	2006	320	C 115	6,758	Avq.	91%	100%	100%		6,150
1 Story Basement	2006	1200	C 115	81,608	Avq.	91%	100%	100%		74,263
Wood Deck	2006	320	C 100	2,442	Avq.	91%	100%	100%		2,222
Frame Garage	1996	1008	C 100	18,159	Avq.	86%	75%	100%		11,713
Encl Frame Porch	1992	180	C 115	5,711	Avq.	84%	100%	100%		4,797
One Story Frame	1984	170	C 115	9,249	Avq+	84%	100%	100%		7,769
1,070 SFLA Outbuilding Total										112,300

Acpt Land

33,000

Accepted Bldg

168,300

Total

201,300

Easton
Name: COWLEY, DAVID & PERRY-COWLEY, MELISSA

Valuation Report

08/22/2016

Page 187

Map/Lot:

003-006-A

Location:

HERSOM ROAD

Account: 463 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/27/2014

Sale Price 25,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Other Non Valid

Zoning/Use Residential

Topography LevelRolling

Utilities None

Street Gravel

CLASS Residential

Reference 1 B5308P0231

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
13.00	Acres-Rear Land (All)	500.00	6,500	100%		6,500
33.00	Acres-Tillable	1,000.00	33,000	100%		33,000
Total Acres 47.00			Land Total			49,000

Accpt Land

49,000

Accepted Bldg

0

Total

49,000

Easton

Valuation Report

08/22/2016

Name: CRANDALL, HEIRS OF BERNICE (1/3 INT)

Page 188

C/O CURTIS, TONY & ANDREW (ET AL 2/3

Map/Lot:

007-026

Account: 162

Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1767P212 B2827P276 B2845P279-82
 Reference 2 B2849P214
 Tran/Land/Bldg 1 1 99
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	9,500.00	9,500	100%	Topography	9,500
1.00	Acres-Rear Land (All)	500.00	500	50%		250
1.11	Acres-Wasteland	60.00	67	100%		67
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.11				Land Total		17,317
Accpt Land		17,300	Accepted Bldg	0	Total	17,300

Easton

Valuation Report

08/22/2016

Name: CRANDALL, WILLIAM R

Page 189

SMITH, PATRICIA D

Map/Lot:

003-016

Account: 794 Card: 1 of 1

Location:

515 LADNER RD

Neighborhood 1 Resident/Agric.

Sale Date 07/01/1996

Zoning/Use Residential
Topography RollingAbove Street

Sale Price 105,000

Utilities Drilled WellSeptic System

Sale Type Land & Buildings

Street Paved

Financing Unknown

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B4874P001

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.81	Acres-Rear Land (All)	500.00	1,905	100%		1,905
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.81					Land Total	18,905

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	875 Sqft	Grade B 110	Base	83,196
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	656 Sqft, Grade B	Basement Gar	None	Fin Bsmt	5,719
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,697
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,758
Insulation	Heavy			Insulation	1,479
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Excellent	Typical	98,849
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	89,953	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1989	16	B 110	1,017	Exc.	91%	100%	100%	925
Wood Deck	1989	1056	B 110	10,468	Exc.	91%	100%	100%	9,526
Wood Deck	1989	108	B 110	1,205	Exc.	91%	100%	100%	1,097
Wood Deck	1989	70	B 110	834	Exc.	91%	100%	100%	759
Frame Shed	1989			----- SOUND VALUE -----				1,000	
Barn	1989	672	C 100	15,649	Avq.	82%	100%	100%	12,832
Canopy	1989			----- SOUND VALUE -----				500	
Frame Garage	1996	480	C 100	9,454	Avq.	86%	100%	100%	8,130
Frame Shed	1989			----- SOUND VALUE -----				1,000	
1,328 SFLA				Outbuilding Total				35,769	

Acpt Land

18,900

Accepted Bldg

125,700

Total

144,600

Easton
Name: CREASIA, MICHAEL S

Valuation Report

08/22/2016

Page 190

Map/Lot:

009-007-D

Location:

FULLER ROAD

Account: 220 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/1987
Sale Price	19,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B3925P288

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
45.00	Acres-Rear Land (All)	500.00	22,500	100%		22,500
20.00	Acres-Wasteland	60.00	1,200	100%		1,200
Total Acres 66.00					Land Total	33,200

Accpt Land	33,200	Accepted Bldg	0	Total	33,200
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Easton
Name: CREASIA, MICHAEL S

Valuation Report

08/22/2016
Page 191
009-007-E
FULLER ROAD

Account: 856 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B3925P288

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 05/01/1998
Sale Price 24,600
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
10.00	Acres-Rear Land (All)	500.00	5,000	100%		5,000
20.00	Acres-Tillable	1,000.00	20,000	100%		20,000
10.00	Acres-Wasteland	60.00	600	100%		600
Total Acres 41.00					Land Total	35,100

Accpt Land	35,100	Accepted Bldg	0	Total	35,100
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Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4306P318 B5516P168
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 02/04/2016
Sale Price 127,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	9,500.00	7,109	100%		7,109
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.56						Land Total 14,609

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	57,208
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,046
Heating	100% Hot Water	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	2,940
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	62,194
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						52,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	144	C 105	2,970	Good	84%	100%	100%	2,495
Wood Deck	1975	192	C 105	1,585	Good	84%	100%	100%	1,331
Frame Garage	2008	576	C 100	11,036	Avq.	92%	100%	100%	10,153
1,176 SFLA									
Outbuilding Total									13,979

Accpt Land

14,600

Accepted Bldg

66,200

Total

80,800

Easton
Name: CROCKETT, COLLEEN A

Valuation Report

08/22/2016

Page 193

Map/Lot:

007-068-A

Account: 195 Card: 1 of 1

Location:

20 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/01/1998
Sale Price	16,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home
Reference 1 B3189P209

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Size/Shape	7,125
0.10	Acres-Rear Land (All)	500.00	50	100%		50
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.10						Land Total 14,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Hollywood M/H	1966	12X56	C 100	18,088	Fair	15%	85%	100%	2,306
One Story Frame	1975	672	D 100	26,069	Fair	40%	100%	100%	10,428
One Story Frame	2002	168	D 100	6,517	Avq.	89%	100%	100%	5,800
Canopy	1966			----	S O U N D	V A L U E	----		200
Encl Frame Porch	1998	80	D 100	2,195	Avq.	87%	100%	100%	1,910
Frame Shed	1966			----	S O U N D	V A L U E	----		250
1,592 SFLA									
Outbuilding Total									20,894

Acpt Land	14,700	Accepted Bldg	20,900	Total	35,600
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Easton

Valuation Report

08/22/2016

Name: CRONKITE, EVERETT C

Page 194

CRONKITE, GAYE B

Map/Lot:

006-002

Account: 166 Card: 1 of 1

Location:

33 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B0939P286 B3319P031
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
15.50	Acres-Rear Land (All)	500.00	7,750	100%		7,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 16.50						Land Total 24,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,176 Sqft	Grade B 100	Base	90,400
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	588 Sqft, Grade B	Basement Gar	None	Fin Bsmt	4,660
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	Typical	Typical	Average	Typical	97,622			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	84,931				
Outbuildings/Additions/Improvements					Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1999	1064	B 100	23,279	Avq.	87%	55%	100%	11,139
Wood Deck	1999	648	B 100	5,892	Avq.	87%	100%	100%	5,126
Frame Garage	2002	600	B 100	13,947	Avq.	87%	100%	100%	12,134
Greenhouse	2002	98	C 100	4,257	Avq.	89%	100%	100%	3,789
Frame Shed	1999	288	C 100	4,032	Avq.	87%	100%	100%	3,508
1,764 SFLA									35,696
Outbuilding Total									
Acpt Land		24,800	Accepted Bldg		120,600	Total			145,400

Easton

Valuation Report

08/22/2016

Name: CRONKITE, GARTH M (TRUSTEE)

Page 195

MERLON C CRONKITE FAMILY TRUST

Map/Lot:

004-024

Account: 862 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Agricultural

Reference 1 B4988P255

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
67.00	Acres-Rear Land (All)	500.00	33,500	100%		33,500
41.00	Acres-Tillable	1,000.00	41,000	100%		41,000
Total Acres 109.00					Land Total	84,000

Accpt Land

84,000

Accepted Bldg0 **Total**

84,000

Easton
Name: CRONKITE, MERLON C

Valuation Report

08/22/2016

Page 196

Map/Lot:

005-014

Account: 171 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/15/2009

Sale Price 0

Sale Type

Financing

Verified

Validity

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

CLASS Agricultural

Reference 1 B4700P138

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
142.00	Acres-Rear Land (All)	500.00	71,000	100%		71,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 143.00						Land Total 88,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pot.Hse-Modern	1994	14400	C 100	460,800	Avq.	60%	75%	100%		207,360
Frame Shed	1900	192	D 100	2,204	Avq.	60%	80%	100%		1,058
Outbuilding Total										208,418

Accpt Land

88,000

Accepted Bldg

208,400

Total

296,400

Easton
Name: CRONKITE, MERLON C

Valuation Report

08/22/2016

Page 197

Map/Lot:

007-040

Account: 173 Card: 1 of 2

Location:

492 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1297P326 B2888P019 B3142P042
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
184.00	Acres-Rear Land (All)	500.00	92,000	100%		92,000
800	\$/SF -Pavement	2.50	2,000	50%	Condition	1,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 185.00						Land Total 110,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	864 Sqft	Grade D 115	Base	63,165
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	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	Average	Typical	64,689	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		62%	100%	100%	40,107

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1948	207	D 115	5,266	Avq.	62%	100%	100%		3,265
1 Story Basement	1988	256	D 115	14,277	Avq.	82%	100%	100%		11,707
Wood Deck	1988	268	C 100	2,063	Avq.	82%	100%	100%		1,692
Frame Garage	1988	1120	C 100	20,004	Avq.	82%	55%	100%		9,022
1,935 SFLA										
Outbuilding Total										25,686

Acpt Land

110,000

Accepted Bldg

65,800 Total

175,800

Easton
Name: CRONKITE, MERLON C

Valuation Report

08/22/2016

Page 198

Map/Lot:

007-040

Account: 173 Card: 2 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1297P326 B2888P019 B3142P042
Reference 2
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1948	1680	D 100	19,286	Avq-	50%	75%	100%	7,232
1,935 SFLA									
						Outbuilding Total			7,232
Accpt Land			0	Accepted Bldg			7,200	Total	7,200

Easton
Name: CRONKITE, MERLON C

Valuation Report

08/22/2016

Page 199

Map/Lot:

007-040

Location:

HOULTON ROAD

Account: 173

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	110,000	65,800	175,800	110,000	65,800	175,800
2	0	7,200	7,200	0	7,200	7,200
TOTAL	110,000	73,000	183,000	110,000	73,000	183,000

Easton
Name: CRONKITE, MERLON C

Valuation Report

08/22/2016

Page 200

Map/Lot:

008-011-A

Account: 174 Card: 1 of 1

Location:

HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Agricultural
Reference 1 B1331P157 B2887P074

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.50	Acres-Rear Land (All)	500.00	250	100%		250
Total Acres 1.50			Land Total			9,750
Accpt Land		9,800	Accepted Bldg		0	Total
						9,800

Easton
Name: CUMMING, JOYCE

Valuation Report

08/22/2016

Page 201

Map/Lot:

006-023

Account: 180 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B1203P308

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description		
Units	Method - Description	Price/Unit
1.00	Acres-Baselot	9,500.00
7.80	Acres-Rear Land (All)	500.00
2.20	Acres-Tillable	1,000.00
Total Acres 11.00		
Accpt Land		15,600
Accepted Bldg		0
Total		15,600

Easton
Name: CUMMING, JOYCE

Valuation Report

08/22/2016

Page 202

Map/Lot:

006-022

Account: 181 Card: 1 of 2

Location:

476 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1203P308

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
41.50	Acres-Rear Land (All)	500.00	20,750	100%		20,750
47.50	Acres-Tillable	1,000.00	47,500	100%		47,500
1,600	\$/SF -Pavement	2.50	4,000	75%	Condition	3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 90.00						Land Total 88,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,198 Sqft	Grade C 100	Base	74,983
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,120
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,500
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
1988	0	Typical	Typical	Above Average	Typical	79,603
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	67,663	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Fr Overhang	1988	74	C 100	6,465	Avq+	85%	100%	100%	5,495
Frame Bay Window	1988	17	C 100	1,238	Avq+	85%	100%	100%	1,052
Frame Shed	1988	216	C 100	3,024	Avq.	82%	100%	100%	2,480
Wood Deck	1988	51	C 100	484	Avq.	82%	100%	100%	397
Open Frame Porch	1988	102	C 100	2,102	Avq+	85%	100%	100%	1,787
1,962 SFLA									
Outbuilding Total									11,211

Acpt Land

88,300

Accepted Bldg

78,900

Total

167,200

Easton
Name: CUMMING, JOYCE

Valuation Report

08/22/2016

Page 203

Map/Lot:

006-022

Account: 181 Card: 2 of 2

Location:

476 LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B1203P308

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1930	2760	C 100	50,353	Avg.	60%	75%	100%	22,659
Frame Shed	1930	160	D 100	1,837	Avg.	60%	100%	100%	1,102
Pot.Hse (Old)	1938	2176	C 100	34,816	Avg.	60%	75%	100%	15,668
Ldina Shd (Old)	1938	576	C 100	9,216	Avg.	60%	100%	100%	5,530
1,962 SFLA									
						Outbuilding Total			44,959
Acpt Land			0	Accepted Bldg		45,000	Total		45,000

Easton
Name: CUMMING, JOYCE

Valuation Report

08/22/2016

Page 204

Map/Lot:

006-022

Account: 181

Location:

476 LADNER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	88,300	78,900	167,200	88,300	78,900	167,200
2	0	45,000	45,000	0	45,000	45,000
TOTAL	88,300	123,900	212,200	88,300	123,900	212,200

Easton

Valuation Report

08/22/2016

Name: CUMMING, STUART A

Page 205

CUMMING, JOYCE

Map/Lot:

003-013

Account: 184 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Gravel

CLASS Residential
 Reference 1 B1092P479 B3163P225-9
 Reference 2
 Tran/Land/Bldg 1 1 99
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
73.00	Acres-Rear Land (All)	500.00	36,500	100%		36,500
12.00	Acres-Tillable	1,000.00	12,000	100%		12,000
Total Acres 86.00					Land Total	58,000
Accpt Land		58,000	Accepted Bldg		0	Total
						58,000

Easton

Valuation Report

08/22/2016

Name: CUMMING, WILLIAM A

Page 206

CUMMING, JOAN D

JT

Map/Lot:

003-005

Account: 185

Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 07/01/1989

Sale Price 14,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Related Parties

Zoning/Use Residential

Topography Rolling

Utilities None

Street None

CLASS Residential

Reference 1 B2534P128

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 2010 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
39.00	Acres-Softwood-TG	120.00	4,680	100%		4,680
27.00	Acres-Mixed Wood-TG	165.00	4,455	100%		4,455
9.00	Acres-Hardwood-TG	181.00	1,629	100%		1,629
8.00	Acres-Wasteland	60.00	480	100%		480
7.00	Acres-Rear Land (All)	500.00	3,500	100%		3,500
Total Acres 90.00					Land Total	14,744

Acpt Land

14,700

Accepted Bldg0 **Total**

14,700

Easton

Valuation Report

08/22/2016

Name: CURRAN, CLIFFORD C JR

Page 207

CURRAN, MOLLY J

Map/Lot:

005-001-B

Account: 186 Card: 1 of 1

Location:

211 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1435P132
 Reference 2 M2450P183
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1,500	\$/SF -Pavement	2.50	3,750	75%	Condition	2,813
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	19,813

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 105	Base	51,992
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,065
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Average	Typical	53,057
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	40,854	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Wood Deck	1986	144	C 100	1,160 Avq.	81% 100% 100%	940
Frame Shed	1979			----- S O U N D V A L U E -----		400
Frame Shed	1989	240	D 100	2,755 Avq.	82% 100% 100%	2,259
Frame Garaqe	1994	1008	C 100	18,159 Avq.	85% 75% 100%	11,576
1,008 SFLA					Outbuilding Total	15,175

Acpt Land

19,800

Accepted Bldg

56,000

Total

75,800

Easton

Valuation Report

08/22/2016

Name: CYR, DANA N

Page 208

CYR, LISA

Map/Lot:

007-001

Account: 533

Card: 1 of 2

Location:

59 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/01/2003
Sale Price	35,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Mobile Home

Reference 1 B3864P045 B4607P187

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	50%	Environmen	4,750
8.55	Acres-Rear Land (All)	500.00	4,275	100%		4,275
1,200	\$/SF -Pavement	2.50	3,000	50%	Condition	1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 9.55						Land Total 18,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Astro M/H	1992	14X72	B 100	29,261	Avg.	25%	100%	100%	7,315
Concrete Pad /CF	1992	1008	C 100	4,240	Avg.	82%	100%	100%	3,477
One Story Frame	2011	650	D 100	25,216	Avg.	93%	100%	100%	23,451
Wood Deck	2011	508	C 100	3,810	Avg.	93%	100%	100%	3,543
Wood Deck	2011	72	C 100	636	Avg.	93%	100%	100%	591
1,658 SFLA									Outbuilding Total 38,377

Acpt Land

18,000

Accepted Bldg

38,400

Total

56,400

Easton

Valuation Report

08/22/2016

Name: CYR, DANA N

Page 209

CYR, LISA

Map/Lot:

007-001

Account: 533

Card: 2 of 2

Location:

CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/01/2003

Sale Price 35,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography Level

Utilities

Street Paved

CLASS Residential

Reference 1 B3864P045

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1994	1344	C 100	23,698	Avg.	85%	75%	100%	15,107
Frame Shed	1988	1440	E 100	10,080	Avg.	70%	75%	100%	5,292
14Mobile Home	1972					----- SOUND VALUE -----			
Frame Shed	1990	500	E 100	3,500	Fair	53%	100%	100%	1,855
1,658 SFLA									
Outbuilding Total									23,254

Acpt Land

0

Accepted Bldg

23,300

Total

23,300

Easton
Name: CYR, DANA N
CYR, LISA
Account: 533

Valuation Report

Map/Lot:
Location:

08/22/2016
Page 210
007-001
CLEAVES ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	18,000	38,400	56,400	18,000	38,400	56,400
2	0	23,300	23,300	0	23,300	23,300
TOTAL	18,000	61,700	79,700	18,000	61,700	79,700

Easton
Name: CYR, DANIELLE M

Valuation Report

08/22/2016

Page 211

Map/Lot:

017-008

Account: 75 Card: 1 of 1

Location:

80 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4586P099

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.15	Acres-Rear Land (All)	500.00	75	100%		75
1,600	\$/SF -Pavement	2.50	4,000	50%	Condition	2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.15 Land Total						19,075

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	53,831
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1929	0	Typical	Typical	Above Average	Typical	53,831
Functional Obsolescence						Value(Rcnld)
Incomplete		None		Phys. % 70%	Func. % 95%	35,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1929	176	C 100	4,874	Avq+	70%	95%	100%		3,241
Open Frame Porch	1929	72	C 100	1,583	Avq+	70%	95%	100%		1,053
Frame Garage	1940	424	C 100	8,530	Avq.	60%	100%	100%		5,118
Frame Shed	1929			---- SOUND VALUE ----						150
Frame Shed	1929			---- SOUND VALUE ----						250
1,184 SFLA				Outbuilding Total						9,812

Acpt Land

19,100

Accepted Bldg

45,600

Total

64,700

Easton
Name: DAFONTE, IRENE

Valuation Report

08/22/2016

Page 212

Map/Lot:

013-007

Account: 188 Card: 1 of 1

Location:

447 STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Dug WellSeptic System
Street Paved

CLASS Residential
Reference 1 B0950P459 B4308P258
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.69	Acres-Rear Land (All)	500.00	345	100%		345
1.00	# -Lot Improvement	7,500.00	7,500	85%	Fract. Sha	6,375
Total Acres 1.69 Land Total						16,220

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	448 Sqft	Grade D 100	Base	36,755
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-614
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Old Type	Old Type	Fair	Typical	35,771			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	100%	100%	14,308		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1880	84	D 100	3,258	Fair	40%	100%	100%	1,303
Unfin Basement	1880	84	D 100	814	Fair	40%	100%	100%	326
Encl Frame Porch	1880	42	D 100	1,482	Fair	40%	100%	100%	593
Unfin Basement	1880	42	D 100	408	Fair	40%	100%	100%	163
One Story Frame	1880	70	D 100	2,716	Fair	40%	100%	100%	1,086
Unfin Basement	1880	70	D 100	679	Fair	40%	100%	100%	272
Frame Shed	1880	299	D 100	3,433	Avq-	50%	80%	100%	1,373
Frame Garage	1880	506	D 100	8,103	Avq-	50%	80%	100%	3,242
868 SFLA									
				Outbuilding Total					8,358

Acpt Land

16,200

Accepted Bldg

22,700

Total

38,900

Easton
Name: DAKE, GRAHAM V

Valuation Report

08/22/2016

Page 213

Map/Lot:

006-021

Account: 191 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingBelow Street
Utilities None
Street Gravel

CLASS Residential
Reference 1 B3780P162

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Topoqraphv	2,375
1.50	Acres-Rear Land (All)	500.00	750	100%		750
Total Acres 2.50				Land Total		3,125
Accpt Land		3,100	Accepted Bldg	0	Total	3,100

Easton

Valuation Report

08/22/2016

Name: DAKE, PERRIN W (TRUSTEE)

Page 214

PERRIN W DAKE TRUST

Map/Lot:

012-002

Account: 189 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street None

CLASS Residential

Reference 1 B5262P332

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 2010 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Softwood-TG	120.00	1,680	100%		1,680
54.00	Acres-Mixed Wood-TG	165.00	8,910	100%		8,910
55.00	Acres-Hardwood-TG	181.00	9,955	100%		9,955
20.00	Acres-Wasteland	60.00	1,200	100%		1,200
Total Acres 143.00					Land Total	21,745

Accpt Land

21,700

Accepted Bldg0 **Total**

21,700

Easton

Valuation Report

08/22/2016

Name: DAKE, PERRIN W (TRUSTEE)

Page 215

PERRIN W DAKE TRUST

Map/Lot:

003-004

Account: 190 Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LowSwampy
 Utilities None
 Street Gravel

CLASS Residential

Reference 1 B5262P332

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Topoography	2,375
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
9.00	Acres-Wasteland	60.00	540	100%		540
Total Acres 19.00					Land Total	7,415

Accpt Land

7,400

Accepted Bldg

0

Total

7,400

Easton

Valuation Report

08/22/2016

Name: DAKE, PERRIN W (TRUSTEE)

Page 216

PERRIN W DAKE TRUST

Map/Lot:

003-002

Account: 192 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingAbove Street
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5262P332
Reference 2 TREE GROWTH
Tran/Land/Bldg 1 1 99
Recertified Date 2010 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Softwood-TG	120.00	4,200	100%		4,200
37.64	Acres-Hardwood-TG	181.00	6,813	100%		6,813
Total Acres 72.64			Land Total			11,013
Accpt Land		11,000	Accepted Bldg		0	Total
						11,000

Easton
Name: DANIELS, SHAWN N

Valuation Report

08/22/2016
Page 217
008-006-010
LAMOREAU RD

Account: 1096 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5258P249

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data	
Sale Date	08/19/2013
Sale Price	41,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
66.95	Acres-Rear Land (All)	500.00	33,475	100%		33,475
Total Acres 67.95					Land Total	42,975

Accpt Land	43,000	Accepted Bldg	0	Total	43,000
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Easton
Name: DAVENPORT, PHOEBE M.

Valuation Report

08/22/2016

Page 218

Map/Lot:

007-068

Location:

HOULTON ROAD

Account: 449 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/11/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3582P029 B3964P198 B5491P20
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Size/Shape	2,375
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
Total Acres 10.00					Land Total	6,875
Accpt Land		6,900	Accepted Bldg		0	Total
						6,900

Easton
Name: DAY, DAVID A

Valuation Report

08/22/2016

Page 219

Map/Lot:

017-026

Account: 541 Card: 1 of 1

Location:

33 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4683P240
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 03/26/2009
Sale Price 64,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	9,500.00	4,654	100%		4,654
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.24						Land Total 12,154

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 115	Base	77,444
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-649
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	
1920	0	Typical	Typical	Above Average	Typical	76,795	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	53,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	224	C 115	6,870	Avq+	70%	100%	100%	4,809
Wood Deck	1920	36	C 115	430	Avq+	70%	100%	100%	301
Frame Garage	1985	400	C 115	9,354	Avq.	80%	100%	100%	7,483
Frame Bay Window	1920	20	C 115	1,674	Avq+	70%	100%	100%	1,172
1,756 SFLA									
Outbuilding Total									13,765

Acpt Land

12,200

Accepted Bldg

67,500

Total

79,700

Easton

Valuation Report

08/22/2016

Name: DAYRINGER, TIMOTHY L

Page 220

DAYRINGER, GAYLE J

Map/Lot:

001-009-A

Account: 297 Card: 1 of 1

Location:

349 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/1997
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3027P062
 Reference 2 M2472P039
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,500

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	1,288 Sqft	Grade C 102	Base	58,951
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	644 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,267
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	Typical	Typical	Average	Typical	63,218			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	79%	100%	100%	49,942				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1982	46	C 102	2,220	Avq.	79%	100%	100%	1,754
1SFr Overhang	1982	34	C 102	1,641	Avq.	79%	100%	100%	1,296
Wood Deck	1982	240	C 102	1,896	Avq.	79%	100%	100%	1,498
Frame Garage	1982	672	C 100	12,619	Avq.	79%	100%	100%	9,969
Frame Shed	1982			- - - - S O U N D V A L U E - - - -				250	
Open Frame Porch	1982	12	C 102	556	Avq.	79%	100%	100%	439
1,368 SFLA									15,206
Accpt Land		17,500	Accepted Bldg		65,100	Total			82,600

Easton
Name: DEMBRO FARMS INC

Valuation Report

08/22/2016

Page 221

Map/Lot:

010-003

Account: 199 Card: 1 of 1

Location:

CONANT ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Agricultural

Reference 1 B1380P41

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
36.00	Acres-Tillable	1,000.00	36,000	100%		36,000
Total Acres 38.00			Land Total			46,000

Accpt Land

46,000

Accepted Bldg

0

Total

46,000

Easton
Name: DEMBRO FARMS INC

Valuation Report

08/22/2016

Page 222

Map/Lot:

010-004

Account: 200 Card: 1 of 1

Location:

CONANT ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1 B1380P41

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
8.00	Acres-Rear Land (All)	500.00	4,000	100%		4,000
68.00	Acres-Tillable	1,000.00	68,000	100%		68,000
Total Acres 77.00			Land Total			81,500

Accpt Land	81,500	Accepted Bldg	0	Total	81,500
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Easton
Name: DEMBRO FARMS INC

Valuation Report

08/22/2016

Page 223

Map/Lot:

007-007

Account: 201 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1 B1380P41

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
28.00	Acres-Rear Land (All)	500.00	14,000	100%		14,000
20.00	Acres-Tillable	1,000.00	20,000	100%		20,000
Total Acres 49.00					Land Total	43,500

Accpt Land

43,500

Accepted Bldg

0

Total

43,500

Easton
Name: DEMERCHANT, ARLENE S

Valuation Report

08/22/2016

Page 224

Map/Lot:

013-004

Account: 198 Card: 1 of 1

Location:

404 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2175P352

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	9,500.00	6,373	100%		6,373
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.45 Land Total						13,873

Dwelling Description

Replacement Cost New

Conventional	One Story	1,040 Sqft	Grade C 100	Base	50,463
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	550 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,930
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	6	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,100
Attic	Full Finished			Attic	9,824
FirePlaces	1			Fireplace	2,800
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	68,117
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		63%	100%	100%
Value(Rcnld)						42,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	336	C 100	15,896	Avq.	63%	100%	100%	10,014
Unfin Basement	1950	336	C 100	3,974	Avq.	63%	100%	100%	2,504
One Story Frame	1950	160	C 100	7,569	Avq.	63%	100%	100%	4,768
Unfin Basement	1950	160	C 100	1,893	Avq.	63%	100%	100%	1,193
Frame Garaqe	1950	806	C 100	14,828	Avq.	63%	80%	100%	7,474
1,536 SFLA									
Outbuilding Total									25,953

Acctpt Land

13,900

Accepted Bldg

68,900 Total

82,800

Easton

Valuation Report

08/22/2016

Name: DEMERCHANT, LIANA J. & HERBERT L. JT

Page 225

Map/Lot:

006-027-A

Account: 941 Card: 1 of 1

Location:

102 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/19/2015
Sale Price	0

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

CLASS	Residential
Reference 1	B5405P0017 JOINT TENANCY
Reference 2	
Tran/Land/Bldg	1 1 1
Recertified Date	0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
10.75	Acres-Rear Land (All)	500.00	5,375	100%		5,375
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres	11.75				Land Total	22,375

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	468 Sqft	Grade D 105	Base	39,286
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	Partial			Insulation	-169
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Below Average	Typical	33,596
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	16,798	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
One Story Frame	1942	128	D 105	5,215 Avq-	50% 100% 100%	2,608
Frame Shed	1910	224	D 105	2,700 Avq-	50% 80% 100%	1,080
Unfinished Attic	1910	224	D 105	2,577 Avq-	50% 100% 100%	1,288
Frame Garage	1996	676	C 100	12,685 Avq.	86% 80% 100%	8,727
830 SFLA					Outbuilding Total	13,703
Accpt Land		22,400	Accepted Bldg		30,500 Total	52,900

Easton

Valuation Report

08/22/2016

Name: DEMERCHANT, PAUL H
DEMERCHANT, LIANA F

Page 226

Map/Lot:

014-012

Account: 203 Card: 1 of 1

Location:

351 STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellSeptic System
Street PavedCLASS Residential
Reference 1 B1380P048 B3106P319
Reference 2 M2542P030
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.36	Acres-Rear Land (All)	500.00	680	100%		680
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.36						Land Total 17,680

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	908 Sqft	Grade D 115	Base	62,346
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					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	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	63,906			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	60%	90%	100%	34,509				
Outbuildings/Additions/Improvements					Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1900	264	D 115	6,497	Avq.	60%	90%	100%	3,508
2S Frame Shed	1900	252	D 115	5,320	Avq.	60%	80%	100%	2,554
Frame Shed	1900	126	C 100	1,764	Avq.	60%	80%	100%	846
1.25 S-Gar	1900	252	D 115	4,700	Avq.	60%	80%	100%	2,256
1,853 SFLA						Outbuilding Total			9,164
Acpt Land		17,700	Accepted Bldg		43,700	Total		61,400	

Easton

Valuation Report

08/22/2016

Name: DEMERCHANT, STORER E

Page 227

DEMERCHANT, A SYLVIA

Map/Lot:

007-008

Account: 204 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Agricultural

Reference 1 B1380P48

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
151.00	Acres-Rear Land (All)	500.00	75,500	100%		75,500
Total Acres 152.00					Land Total	85,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1960			----	SOUND		VALUE----			800
							Outbuilding Total			800

Acpt Land

85,000

Accepted Bldg800 **Total**

85,800

Easton
Name: DERNLAN, GARY D

Valuation Report

08/22/2016

Page 228

Map/Lot:

002-006

Location:

HERSOM ROAD

Account: 145 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/01/2000
Sale Price	13,200
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3375P246 B3902P025

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
53.00	Acres-Rear Land (All)	500.00	26,500	100%		26,500
Total Acres 54.00					Land Total	36,000

Accpt Land	36,000	Accepted Bldg	0	Total	36,000
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Easton
Name: DERNLAN, SUSAN K

Valuation Report

08/22/2016

Page 229

Map/Lot:

008-006-008

Location:

HENDERSON RD

Account: 1093 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/01/2009

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B4873P038

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
16.57	Acres-Rear Land (All)	500.00	8,285	100%		8,285
Total Acres 17.57				Land Total		17,785

Accpt Land

17,800

Accepted Bldg

0 **Total**

17,800

Easton

Valuation Report

08/22/2016

Name: DESJARDIN, WILLIAM C SR

Page 230

DESJARDIN, AVIS M

Map/Lot:

001-008

Account: 207 Card: 1 of 1

Location:

307 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
 Reference 1 B2628P058 B2744P143 15X56 COLONY
 Reference 2 M2696P325-32 O4 1991 SP01845A
 Tran/Land/Bldg 1 1 9
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 12 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.50	Acres-Rear Land (All)	500.00	250	100%		250
1,200	\$/SF -Pavement	2.50	3,000	100%		3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.50			Land Total			20,250

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Colony M/H	1991	14X56	B 100	23,981	Avq.	25%	100%	100%		5,995
Open Frame Porch	1991	153	B 100	3,641	Avq.	25%	100%	100%		910
Canopy	1991			----- SOUND VALUE -----						200
Frame Garage	1994	624	C 100	11,827	Avq.	85%	100%	100%		10,053
Frame Shed	1999	288	E 100	2,016	Avq.	87%	100%	100%		1,754
Concrete Pad /CF	1991	784	C 100	3,409	Avq.	81%	100%	100%		2,761
784 SFLA										
			Outbuilding Total							21,673
Accpt Land		20,300	Accepted Bldg			21,700	Total			42,000

Easton
Name: DESMOND, KEGAN L

Valuation Report

08/22/2016

Page 231

Map/Lot:

010-001

Account: 231 Card: 1 of 2

Location:

227 CONANT ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4516P336

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.00 Land Total						18,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,326 Sqft	Grade C 100	Base	58,919
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-2,678
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	Typical	Typical	Average	Typical	56,241	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	60%	100%	100%	33,745		
Outbuildings/Additions/Improvements						Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ		
One Story Frame	1930	60	C 100	2,838 Avq.	60% 100% 100%	1,703	
Wood Deck	2006	16	C 100	228 Avq.	91% 100% 100%	207	
Frame Shed	1930			----- S O U N D V A L U E -----			250
Frame Shed	2007	384	C 100	5,376 Avq.	91% 100% 100%	4,892	
Wood Deck	2006	369	C 100	2,798 Avq.	91% 100% 100%	2,546	
Encl Frame Porch	1930	40	C 100	1,762 Avq.	60% 100% 100%	1,057	
1,426 SFLA					Outbuilding Total	10,655	
Acpt Land		18,500	Accepted Bldg		44,400	Total	62,900

Easton
Name: DESMOND, KEGAN L

Valuation Report

08/22/2016

Page 232

Map/Lot:

010-001

Account: 231 Card: 2 of 2

Location:

227 CONANT ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4516P336

Reference 2
Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1930	2208	D 100	33,767	Fair	40%	0%	100%	0
1,426 SFLA									0
Accpt Land						0 Accepted Bldg			0
						0 Total			0

Easton
Name: DESMOND, KEGAN L

Valuation Report

08/22/2016

Page 233

Map/Lot:

010-001

Account: 231

Location:

227 CONANT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	18,500	44,400	62,900	18,500	44,400	62,900
2	0	0	0	0	0	0
TOTAL	18,500	44,400	62,900	18,500	44,400	62,900

Easton

Valuation Report

08/22/2016

Name: DESMOND, KENNETH C

Page 234

DESMOND, PATRICIA A

Map/Lot:

001-026-A

Account: 206 Card: 1 of 1

Location:

73 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1211P304
 Reference 2 M2628P153 M2701P148
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.27	Acres-Rear Land (All)	500.00	135	100%		135
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.27						Land Total 17,135

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade D 115	Base	45,356
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1975	0	Typical	Typical	Average	Typical	46,676		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		75%	100% 100%	35,007		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1992	150	C 100	1,204	Avq.	84%	100%	100%
960 SFLA						Outbuilding Total		

Acpt Land

17,100

Accepted Bldg

36,000

Total

53,100

Easton
Name: DEVANY, ROBERT T

Valuation Report

08/22/2016

Page 235

Map/Lot:

001-001

Account: 208 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2071P1

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 04/01/1988
Sale Price 29,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
8.40	Acres-Rear Land (All)	500.00	4,200	100%		4,200
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 9.40						Land Total 21,200

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	640 Sqft	Grade D 115	Base	49,549
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	49,549			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	100%	100%			
						Value(Rcnld)			
						29,729			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1900	660	D 115	15,045	Avq.	60%	100%	100%	9,027
Frame Shed	1900	300	D 115	3,960	Avq.	60%	80%	100%	1,901
Frame Shed	2001	144	E 100	1,008	Avq-	80%	100%	100%	806
Open Frame Porch	2001	15	D 115	561	Avq.	88%	100%	100%	494
Frame Shed	2014								1,200
1,620 SFLA						Outbuilding Total			13,428

Acpt Land

21,200

Accepted Bldg

43,200

Total

64,400

Easton
Name: DIMATTIA, BRUCE

Valuation Report

08/22/2016

Page 236

Map/Lot:

008-011

Account: 446 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/23/2007
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Agricultural
Reference 1 B4429P270

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
8.70	Acres-Rear Land (All)	500.00	4,350	100%		4,350
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 9.70						21,350

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopy	2010	1638	D 100	12.787	Avg.	93%	75%	100%	8,919
Trailer	0			----	S O U N D	V A L U E			500
Frame Garage	2010	2880	C 100	49.021	Avg.	93%	75%	100%	34,192
Utility Building	2007	2880	D 100	82.105	Avg.	91%	75%	100%	56,037
Outbuilding Total									99,648
Acpt Land		21,400	Accepted Bldg		99,600	Total			121,000

Easton
Name: DINSMORE, GEORGE & GLORIA

Valuation Report

08/22/2016

Page 237

Map/Lot:

004-005-A

Account: 880 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B1807P319 B1820P080 B4608P312

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Baselot (Fract)	9,500.00	5,856	100%		5,856
Total Acres 0.38				Land Total		5,856
Accpt Land		5,900	Accepted Bldg		0	Total
						5,900

Easton
Name: DINSMORE, ROBERT G JR & INGRID S

Valuation Report

08/22/2016

Page 238

Map/Lot:

001-006

Account: 210 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 12/20/2006

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use Residential
Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B4395P180

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Size/Shape	7,125
4.50	Acres-Rear Land (All)	500.00	2,250	100%		2,250
Total Acres 5.50				Land Total		9,375

Accpt Land

9,400

Accepted Bldg

0

Total

9,400

Easton
Name: DINSMORE, ROBERT G JR & INGRID S

Valuation Report

08/22/2016

Page 239

Map/Lot:

001-007

Account: 211 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4395P180

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
87.00	Acres-Rear Land (All)	500.00	43,500	100%		43,500
28.00	Acres-Tillable	1,000.00	28,000	100%		28,000
Total Acres 116.00				Land Total		81,000
Accpt Land		81,000	Accepted Bldg	0	Total	81,000

Easton
Name: DINSMORE, ROBERT G JR & INGRID S

Valuation Report

08/22/2016

Page 240

Map/Lot:

001-013

Account: 212 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4395P180

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
115.00	Acres-Rear Land (All)	500.00	57,500	100%		57,500
5.00	Acres-Tillable	1,000.00	5,000	100%		5,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 121.00						Land Total 79,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	660 Sqft	Grade B 100	Base	58,577
Exterior	Concrete	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	2012	Typical	Typical	Excellent	Typical	61,139
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 85%	Func. % 94%	48,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2012	270	B 100	6,113	Avq.	94%	100%	100%		5,746
Two Story Frame	2012	880	B 100	93,790	Avq.	94%	94%	100%		82,873
Unfin Basement	2012	880	B 100	12,697	Avq.	94%	100%	100%		11,935
Frame Garage	1986	500	D 100	8,023	Avq-	69%	100%	100%		5,536
2,750 SFLA										
Outbuilding Total										106,090

Acpt Land

79,500

Accepted Bldg

154,900

Total

234,400

Easton
Name: DINSMORE, ROBERT G JR & INGRID S

Valuation Report

08/22/2016

Page 241

Map/Lot:

001-005

Account: 213 Card: 1 of 1

Location:

WESTFIELD ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B4395P180

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Size/Shape	7,125
1.50	Acres-Rear Land (All)	500.00	750	100%		750
Total Acres 2.50			Land Total			7,875
Accpt Land		7,900	Accepted Bldg		0	Total
						7,900

Easton

Valuation Report

08/22/2016

Name: DIONNE, JOHN C

Page 242

DIONNE, DEBORAH L

Map/Lot:

013-006

Account: 500

Card: 1 of 1

Location:

452 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Date 05/01/1998

Sale Price 16,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Distressed Sale

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

CLASS Residential

Reference 1 B3132P168

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.15	Acres-Rear Land (All)	500.00	75	100%		75
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.15						Land Total 17,075

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	660 Sqft	Grade D 115	Base	50,308
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-841
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
1939	0	Typical	Typical	Average	Typical	49,467
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	29,680	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
One Story Frame	1939	120	D 115	5,355 Avq.	60% 100% 100%	3,213
Encl Frame Porch	1939	160	D 115	4,250 Avq.	60% 100% 100%	2,550
Finished Attic	1939	420	D 115	10,519 Avq.	60% 100% 100%	6,311
One Story Frame	1939	420	D 115	18,738 Avq.	60% 100% 100%	11,243
Unfin Basement	1939	420	D 115	4,685 Avq.	60% 100% 100%	2,811
Frame Garage	1920	625	D 115	11,169 Avq-	50% 100% 100%	5,584
Frame Shed	1980			----	S O U N D V A L U E ----	250
1,900 SFLA					Outbuilding Total	31,962

Acpt Land

17,100

Accepted Bldg

61,600

Total

78,700

Easton
Name: DOBSON, TROY

Valuation Report

08/22/2016

Page 243

Map/Lot:

004-012-007

Account: 1067 Card: 1 of 1

Location:

7 OSGOODS FARMS RD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1976 12X64 MOBILE HOME

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Liberty M/H	1976	12X64	C 100	20,079	V.G.	60%	85%	100%	10,240
Encl Frame Porch	2005	64	D 100	1,895	Avq.	90%	100%	100%	1,706
Wood Deck	2005	96	C 100	811	Avq.	90%	100%	100%	730
832 SFLA									
						Outbuilding Total			12,676
Accpt Land			0	Accepted Bldg			12,700	Total	12,700

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 244

DOBSON, PAULA J

Map/Lot:

004-012-001

Account: 172

Card: 1 of 1

Location:

12 OSGOODS FARMS RD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
 Reference 1 1971 12X55 PRINCE M/H #5212P285
 Reference 2
 Tran/Land/Bldg 1 1 9
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1975	12X55	C 100	17,840	Avq-	20%	85%	100%	3,033
One Story Frame	2001	240	D 100	9,311	Avq.	88%	100%	100%	8,194
Encl Frame Porch	2001	134	D 100	3,209	Avq.	88%	100%	100%	2,824
1,034 SFLA									
						Outbuilding Total			14,051
Accpt Land			0	Accepted Bldg		14,100	Total		14,100

Easton
Name: DOBSON, TROY M

Valuation Report

08/22/2016

Page 245

Map/Lot:

004-012-008

Account: 304 Card: 1 of 1

Location:

8 OSGOODS FARMS ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 1995 14X76 NORRIS

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Norris M/H	1995	14X76	C 100	26,913	Avq.	25%	100%	100%	6,728	
Wood Deck	1995	64	C 100	578	Avq.	85%	100%	100%	491	
Frame Shed	1995			----- S O U N D V A L U E -----					100	
1,064 SFLA						Outbuilding Total			7,319	
Accpt Land			0	Accepted Bldg			7,300	Total	7,300	

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 246

DOBSON, PAULA J

Map/Lot:

004-012-006

Account: 594

Card: 1 of 5

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B4102P153

Reference 2

Tran/Land/Bldg 1 2 2

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
19.00	Acres-Rear Land (All)	500.00	9,500	100%		9,500
8.00	Sites-Mobile Home Site	2,500.00	20,000	100%		20,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 20.00					Land Total	56,000

Dwelling Description**Replacement Cost New**

Conventional	Two Story	900 Sqft	Grade C 105	Base	72,706
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-529
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	75,117
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	99%	100%
						Value(Rcnld)
						53,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1950	300	C 105	14,903	Avq+	72%	99%	100%		10,623
Encl Frame Porch	1950	143	C 105	4,325	Avq+	72%	99%	100%		3,083
Frame Garage	1950	928	C 105	17,681	Avq+	72%	90%	100%		11,457
2,243 SFLA										
Outbuilding Total										25,163

Acpt Land

56,000

Accepted Bldg78,700 **Total**

134,700

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 247

DOBSON, PAULA J

Map/Lot:

004-012-006

Account: 594

Card: 2 of 5

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS New Multi-Family

Reference 1 B4102P153

Reference 2

Tran/Land/Bldg 1 2 5

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Gambrel	One & 3/4 Story	2,604 Sqft	Grade C 105	Base	145,632
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	978 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,671
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	23				
Bedrooms	11	Add Fixtures	0		
Baths	9	Half Baths	2	Plumbing	24,990
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Dwelling Condition		Layout			Total
1956	1990	Typical	Baths		Condition	Typical			177,293
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Overbuilt		None		74%	75%	100%	98,398		
Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Encl Fr Porch	1990	200	C 105	8,529	Avq.	83%	100%	100%	7,079
1 Story Basement	1956	672	C 105	41,727	Avq+	74%	75%	100%	23,158
One Story Frame	1998	50	C 105	2,484	Avq.	87%	99%	100%	2,139
Encl Frame Porch	2000	25	C 105	1,488	Avq.	88%	99%	100%	1,296
Encl Frame Porch	1990	25	C 105	1,488	Avq.	83%	99%	100%	1,223
Open Frame Porch	1956	40	C 105	1,080	Avq+	74%	75%	100%	599
Encl Frame Porch	1956	133	C 105	4,086	Avq+	74%	75%	100%	2,268
4,790 SFLA				Outbuilding Total					37,762
Acpt Land		0	Accepted Bldg		136,200	Total		136,200	

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 248

DOBSON, PAULA J

Map/Lot:

004-012-006

Account: 594

Card: 3 of 5

Location:

LOT 3

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4102P153

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Hillcrest M/H	1975	12X67	C 100	20,826	Avg+	35%	85%	100%	6,196
One Story Frame	1998	168	D 100	6,517	Avg+	89%	100%	100%	5,800
One Story Frame	1989	180	D 100	6,982	Avg+	86%	100%	100%	6,005
Wood Deck	2012	72	C 100	636	Avg.	94%	100%	100%	598
5,942 SFLA									
						Outbuilding Total			18,599
Accpt Land			0	Accepted Bldg			18,600	Total	18,600

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 249

DOBSON, PAULA J

Map/Lot:

004-012-006

Account: 594

Card: 4 of 5

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B4102P153

Reference 2

Tran/Land/Bldg 1 2 2

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,652 Sqft	Grade C 105	Base	107,605
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,269
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	50%			Unfinished	-25,256

Unimpr. Living Area		50 %		Dwelling Condition			Unimprished			-23,230
Built	Renovated	Kitchens	Baths		Condition		Layout			Total
1994	0	Typical	Typical		Average		Typical			71,020
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None		None		85%		100%	100%	60,367		
Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1995	96	C 105	851	Avg.	85%	100%	100%	723	
1,652 SFLA						Outbuilding Total			723	
Accpt Land			0	Accepted Bldg		61,100	Total		61,100	

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 250

DOBSON, PAULA J

Map/Lot:

004-012-006

Account: 594

Card: 5 of 5

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4102P153

Reference 2

Tran/Land/Bldg 1 2 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1980	14X56	B 100	23,981	Avg.	25%	100%	100%	5,995
One Story Frame	1996	208	D 100	8,070	Avg.	86%	100%	100%	6,940
Encl Frame Porch	1996	117	D 100	2,890	Avg.	86%	100%	100%	2,485
2,761 SFLA									
						Outbuilding Total			15,420
Accpt Land			0	Accepted Bldg			15,400	Total	15,400

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 251

DOBSON, PAULA J

Map/Lot:

004-012-006

Account: 594

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	56,000	78,700	134,700	56,000	78,700	134,700
2	0	136,200	136,200	0	136,200	136,200
3	0	18,600	18,600	0	18,600	18,600
4	0	61,100	61,100	0	61,100	61,100
5	0	15,400	15,400	0	15,400	15,400
TOTAL	56,000	310,000	366,000	56,000	310,000	366,000

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 252

DOBSON, PAULA J

Map/Lot:

004-012-002

Account: 859

Card: 1 of 1

Location:

2 OSGOODS FARMS RD

Neighborhood 1 Resident/Agric.

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

Reference 1 1970 12X52 MOBILE HOME

Reference 2

Tran/Land/Bldg 0 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1970	12X56	C 100	18,088	Avq.	25%	85%	100%	3,844
Wood Deck	2008	64	C 100	578	Avq.	92%	100%	100%	532
672 SFLA									
						Outbuilding Total			4,376
Accpt Land			0	Accepted Bldg			4,400	Total	4,400

Easton

Valuation Report

08/22/2016

Name: DOBSON, TROY M

Page 253

DOBSON, PAULA J

Map/Lot:

004-012-004

Account: 1017 Card: 1 of 1

Location:

4 OSGOODS FARMS RD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1972+/- MOBILE HOME

Reference 2
Tran/Land/Bldg 0 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1982	12X66	C 100	20,578	Avq.	25%	85%	100%	4,373
Encl Frame Porch	1993	80	D 100	2,195	Avq.	84%	100%	100%	1,844
872 SFLA									6,217
Accpt Land						6,200	Total		6,200

Easton

Valuation Report

08/22/2016

Name: DODGE, IRA S

Page 254

DODGE, JANNA J

Map/Lot:

001-023-A

Account: 218

Card: 1 of 1

Location:

76 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1151P1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.75	Acres-Rear Land (All)	500.00	375	100%		375
1,600	\$/SF -Pavement	2.50	4,000	75%	Condition	3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.75 Land Total						20,375

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	54,484
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	
1975	0	Typical	Typical	Above Average	Typical	54,484	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	44,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	2000	352	C 100	16,652	Avq.	88%	100%	100%		14,654
Encl Frame Porch	2000	64	C 100	2,311	Avq.	88%	100%	100%		2,034
1.75 S-Gar	1985	672	C 100	17,725	Avq.	80%	100%	100%		14,180
Frame Shed	1985	288	C 100	4,032	Avq.	80%	80%	100%		2,581
Frame Garage	2015	576	C 100	11,036	Avq.	95%	100%	100%		10,484
1,592 SFLA										
Outbuilding Total										43,933

Acpt Land

20,400

Accepted Bldg

88,100

Total

108,500

Easton
Name: DODGE, IRA S & JANNA J

Valuation Report

JT

08/22/2016

Page 255

Map/Lot:

001-026

Account: 557 Card: 1 of 1

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5036P248 B5251P061
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
45.50	Acres-Rear Land (All)	500.00	22,750	100%		22,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 46.50 Land Total						39,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	57,208
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-8,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	Typical	Typical	Average	Typical	50,588	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	47,553

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2013	480	C 105	9,927	Avq.	94%	80%	100%	7,465
Wood Deck	2013	20	C 105	271	Avq.	94%	100%	100%	255
Wood Deck	2014	209	C 105	1,715	Avq.	95%	75%	100%	1,222
1,176 SFLA									
Outbuilding Total									8,942

Acpt Land

39,800

Accepted Bldg

56,500

Total

96,300

Easton
Name: DOTY, KENNETH SR & BETTY

Valuation Report

08/22/2016

Page 256

Map/Lot:

005-029-A

Account: 1033 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/01/1999
Sale Price	250
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B3236P189

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
Total Acres 1.00				Land Total		9,500
Accpt Land		9,500	Accepted Bldg	0	Total	9,500

Easton
Name: DOW, BRENT A

Valuation Report

08/22/2016

Page 257

Map/Lot:

007-069-B

Account: 224 Card: 1 of 1

Location:

711 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B2731P077
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/01/1989
Sale Price 12,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00				Land Total		17,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,163 Sqft	Grade C 105	Base	56,805
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,020
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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
2011	0	Typical	Typical	Average	Typical	45,785
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	42,580	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	52	C 105	1,298	Avq.	93%	100%	100%	1,207
Frame Garage	1987	1120	C 100	20,004	Avq.	81%	75%	100%	12,152
Frame Shed	2011								1,000
1,163 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									14,359

Acpt Land

17,000

Accepted Bldg

56,900

Total

73,900

Name: DRISCOLL, MAURICE W & TIMOTHY D

Valuation Report

08/22/2016

Page 258

004-049-C

Account: 22 Card: 1 of 1

Map/Lot:

Location:

151 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date	08/01/2000
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B3423P157

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Outbuildings/Additions/Improvements

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Oxford Econ. M/H	1987	14X52	B 100	22,661	Avg.	25%	100%	100%	5,665	
Frame Shed	1987			----	S O U N D	V A L U E - - -			600	
728 SFLA						Outbuilding Total			6,265	

Accpt Land

17,000

Accepted Bldg

6,300

Total

23,300

Easton
Name: DRISCOLL, VERA M

Valuation Report

08/22/2016

Page 259

Map/Lot:

007-047

Account: 229 Card: 1 of 1

Location:

639 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B2076P207

Reference 2 M2690P007

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.64	Acres-Rear Land (All)	500.00	320	100%		320
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.64						Land Total 17,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Parkwood M/H	1971	12X56	B 100	20,556	Fair	15%	85%	100%	2,621
Encl Frame Porch	1986	96	D 100	2,495	Avq.	81%	100%	100%	2,021
Frame Shed	2005	240	E 100	1,680	Avq.	90%	100%	100%	1,512
Frame Shed	1971								800
----- S O U N D V A L U E -----									
768 SFLA									Outbuilding Total 6,954

Acpt Land

17,300

Accepted Bldg

7,000

Total

24,300

Easton
Name: DROST, EDWARD D

Valuation Report

08/22/2016

Page 260

Map/Lot:

004-030-A

Account: 60 Card: 1 of 1

Location:

78 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/2006
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4235P030

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Topoqraphv	7,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	14,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	0			----	S O U N D			400
Newport	M/H	1975	24X40	C 100	39.623	Avq.	25% 100% 100%	9,906
960 SFLA							Outbuilding Total	10,306

Accpt Land

14,600

Accepted Bldg

10,300

Total

24,900

Easton
Name: DUBAY, THOMAS

Valuation Report

08/22/2016

Page 261

Map/Lot:

016-011-ON

Location:

129 STATION ROAD

Account: 94 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1971 12X41 REGENT

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Daytona M/H	1971	12X42	C 100	14,604	Avq.	25%	85%	100%	3,103
Wood Deck	2011	113	C 100	934	Avq.	93%	100%	100%	869
Encl Frame Porch	1971	72	C 100	2,494	Avq.	73%	100%	100%	1,821
Frame Shed	2011								200
----- S O U N D V A L U E -----									
576 SFLA								Outbuilding Total	5,993
Acpt Land			0	Accepted Bldg			6,000	Total	6,000

Easton

Valuation Report

08/22/2016

Name: DUDLEY, ALAN R

Page 262

DUDLEY, TABITHA S

Map/Lot:

005-012-B

Account: 522 Card: 1 of 1

Location:

94 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/01/1999
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3324P246

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
2,460	\$/SF -Pavement	2.50	6,150	90%	Condition	5,535
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 23,035

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 115	Base		68,369
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	420 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt		5,198
Heating	100% Hot Water	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,415
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,298
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Good	Typical	77,280
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						Value(Rcnld)
						69,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	2008	420	C 115	22,850	Good	93%	100%	100%		21,250
Wood Deck	2008	228	C 115	2,037	Good	93%	100%	100%		1,894
Frame Garage	2001	576	C 115	12,692	Good	91%	100%	100%		11,550
Frame Shed	2013	200	D 100	2,296	Avq.	94%	100%	100%		2,158
1,764 SFLA										
Outbuilding Total										36,852

Acpt Land

23,000

Accepted Bldg

106,400

Total

129,400

Easton
Name: DUDLEY, PAUL & DOROTHY JT

Valuation Report

08/22/2016

Page 263

Map/Lot:

005-032-B

Account: 435 Card: 1 of 1

Location:

237 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4848 P172

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 07/27/2010
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	9,500.00	7,776	100%		7,776
1.000	\$/SF -Pavement	2.50	2,500	100%		2,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.67 Land Total						17,776

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	400 Sqft	Grade D 115	Base	40,448
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-4,647
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	1971	Typical	Typical	Good	Typical	37,121
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	28,583	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1971	300	D 115	13,384	Avq+	79%	100%	100%	10,573
One Story Frame	1971	238	D 115	10,616	Avq+	79%	100%	100%	8,387
Frame Shed	1953			----	S O U N D	V A L U E	----		1,000
1,138 SFLA									19,960

Outbuilding Total

Acpt Land

17,800

Accepted Bldg

48,500

Total

66,300

Easton
Name: DUDLEY, PAUL & DOTTIE

Valuation Report

08/22/2016

Page 264

Map/Lot:

005-032-A

Account: 233 Card: 1 of 1

Location:

231 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1098P631

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.18	Acres-Rear Land (All)	500.00	1,590	100%		1,590
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.18 Land Total						18,590

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,032 Sqft	Grade D 115	Base	70,098
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1902	0	Typical	Typical	Above Average	Typical	71,418	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	95%	100%	47,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1902	20	D 115	643	Avq+	70%	95%	100%	427
Encl Frame Porch	1902	120	D 115	3,389	Avq+	70%	95%	100%	2,253
1 Story Basement	1989	204	D 115	11,376	Avq.	82%	100%	100%	9,328
Wood Deck	1989	276	D 115	2,000	Avq.	82%	100%	100%	1,640
Frame Shed	2001			---- S O U N D V A L U E ----					750
Frame Shed	1902			---- S O U N D V A L U E ----					700
Frame Shed	1973	600	E 100	4,200	Avq.	74%	100%	100%	3,108
1.75 S-Gar	1987	720	D 100	15,572	Avq.	81%	100%	100%	12,613
1.75 S-Gar	2003	520	C 100	13,716	Avq.	89%	100%	100%	12,207
2,184 SFLA									
Outbuilding Total									43,026

Acpt Land

18,600

Accepted Bldg

90,500

Total

109,100

Easton

Valuation Report

08/22/2016

Name: DUDLEY, PAUL D

Page 265

DUDLEY, DOROTHY J

JT

Map/Lot:

005-031

Account: 169

Card:

1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/1995

Sale Price 2,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

CLASS Agricultural

Reference 1 B2952P072

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units Method - Description

0.60 Acres-Baselot (Fract)

Total Acres 0.60

Price/Unit

9,500.00

Total

7,359

Fctr

100%

Influence

Land Total

Value

7,359

7,359

Accpt Land

7,400

Accepted Bldg

0

Total

7,400

Easton
Name: DUNEHEW, LUCINDA L.

Valuation Report

08/22/2016

Page 266

Map/Lot:

008-007

Account: 408 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4107P194

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Topoqraphv	7,125
0.50	Acres-Rear Land (All)	500.00	250	100%		250
Total Acres 1.50					Land Total	7,375

Accpt Land	7,400	Accepted Bldg	0	Total	7,400
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Easton
Name: DUNEHEW, LUCINDA L. & ALLEN R.

Valuation Report

08/22/2016

Page 267

Map/Lot:

007-041

Account: 409 Card: 1 of 1

Location:

624 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/27/2014
Sale Price	1,764
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities Dug Well
Street Paved

CLASS Residential
Reference 1 B4107P191

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
150.00	Acres-Rear Land (All)	500.00	75,000	100%		75,000
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 151.00						Land Total 87,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1975									1,000
----- S O U N D V A L U E -----										1,000
Outbuilding Total										1,000

Accpt Land	87,900	Accepted Bldg	1,000	Total	88,900
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Easton
Name: DURLAND, APRIL R

Valuation Report

08/22/2016

Page 268

Map/Lot:

010-012-A

Account: 510 Card: 1 of 1

Location:

121 CONANT ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4238P266

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/01/1988
Sale Price 83,750
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.53	Acres-Rear Land (All)	500.00	765	100%		765
1,820	\$/SF -Pavement	2.50	4,550	75%	Condition	3,413
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.53						Land Total 21,178

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	1,410 Sqft	Grade C 115	Base	100,271
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,025
Attic	Floor & Stairs			Attic	2,460
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-795
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Above Average	Typical	105,961	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		70%	92%	100%	68,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1920	469	C 115	9,726	Avq+	70%	95%	100%		6,468
Frame Garage	1950	576	C 115	12,692	Avq+	70%	80%	100%		7,107
2,468 SFLA										
Outbuilding Total										13,575

Acpt Land

21,200

Accepted Bldg

81,800

Total

103,000

Easton
Name: DYER, BRENDA L

Valuation Report

08/22/2016

Page 269

Map/Lot:

001-031-A

Account: 586 Card: 1 of 1

Location:

298 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3744P155

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00 Land Total						17,500

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	1,008 Sqft	Grade C 105	Base	73,829
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Above Average	Typical	76,034
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 85%	Func. % 100%	64,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1988	36	C 105	1,789	Avq+	85%	100%	100%	1,521
Wood Deck	1988	25	C 105	308	Avq+	85%	100%	100%	262
Frame Shed	1990								800
1,800 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									2,583

Acpt Land

17,500

Accepted Bldg

67,200

Total

84,700

Easton
Name: EARLES, DANA

Valuation Report

08/22/2016

Page 270

Map/Lot:

001-018

Account: 478 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 09/01/1997
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 UNRECORDED DEED FROM MSHA 11/29/05
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
5.40	Acres-Rear Land (All)	500.00	2,700	100%		2,700
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 6.40						Land Total 19,700

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	Two Story	396 Sqft	Grade C 100	Base	46,503
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-222
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	46,281
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	34,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1930	420	C 100	32,754	Good	75%	100%	100%	24,566
Unfin Basement	1930	420	C 100	4,967	Good	75%	100%	100%	3,725
One Story Frame	1930	270	C 100	12,774	Good	75%	100%	100%	9,580
Greenhouse	1984	120	C 100	4,735	Avq.	80%	100%	100%	3,788
Encl Frame Porch	1984	36	C 100	1,670	Avq.	80%	100%	100%	1,336
Wood Deck	2013	144	C 100	1,160	Avq.	94%	100%	100%	1,090
Frame Garage	1900	800	C 100	14,729	Good	75%	100%	100%	11,047
Frame Garage	1930	616	C 100	11,696	Good	75%	100%	100%	8,772
Frame Garage	2014	1209	C 100	21,472	Avq.	95%	75%	100%	15,298
Canopy	2015				----	S O U N D	V A L U E	----	1,500
1,833 SFLA									80,702

Acpt Land

19,700

Accepted Bldg

115,400

Total

135,100

Easton
Name: EASLER, DANA L & LYNN M

Valuation Report
JT

08/22/2016

Page 271

Map/Lot:

009-021

Account: 458 Card: 1 of 1

Location:

79 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B4644P157

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/04/2008
Sale Price 60,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
61.00	Acres-Rear Land (All)	500.00	30,500	100%		30,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 62.00						Land Total 47,500

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade D 115	Base	50,709
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,706
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	43,363
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		89%	95%	100%
						36,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2013	128	C 100	1,044	Avq.	94%	100%	100%	981
Frame Shed	2013	240	D 100	2,755	Avq.	94%	100%	100%	2,590
Frame Garage	2013	676	C 100	12,685	Avq.	94%	100%	100%	11,924
1,152 SFLA									15,495
Outbuilding Total									15,495

Acct Land

47,500

Accepted Bldg

52,200

Total

99,700

Easton
Name: EASLER, DANA L. & LYNN M.

Valuation Report

08/22/2016

Page 272

Map/Lot:

009-021-ON

Account: 940 Card: 1 of 1

Location:

102 GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Mobile Home

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1970	224	D 100	8,690	Avq-	57%	100%	100%	4,953
Wood Deck	1970	28	D 100	259	Avq-	57%	100%	100%	148
Frame Shed	0			---- S O U N D V A L U E ----					300
One Story Frame	1970	320	D 100	12,414	Avq-	57%	100%	100%	7,076
Canopy	1970	120	E 100	571	Avq-	57%	100%	100%	325
Frame Shed	0			---- S O U N D V A L U E ----					200
544 SFLA				Outbuilding Total					13,002
Accpt Land			0	Accepted Bldg			13,000	Total	13,000

Easton
Name: EASTON ATV CLUB INC

Valuation Report

08/22/2016

Page 273

Map/Lot:

003-009

Account: 674 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B4493P040

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Topoogrphv	2,375
0.43	Acres-Rear Land (All)	500.00	215	100%		215
Total Acres 1.43					Land Total	2,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	2010	576	C 100	5,484	Avq.	93%	100%	100%	5,100
Frame Shed	2010	240	C 100	3,360	Avq.	93%	100%	100%	3,125
Frame Shed	2010			-----	S O U N D	V A L U E	-----		1,200
Wood Deck	2010	36	C 100	374	Avq.	93%	100%	100%	348
							Outbuilding Total		9,773

Acpt Land

2,600

Accepted Bldg

9,800

Total

12,400

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 274

Map/Lot: 018-001

Account: 235 Card: 1 of 1

Location: WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2080P341

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fract)	9,500.00	4,750	25%	Size/Shape	1,188
Total Acres 0.25				Land Total		1,188

Accpt Land	1,200	Accepted Bldg	0	Total	1,200
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Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 275

Map/Lot:

004-018

Account: 236 Card: 1 of 1

Location:

FRYPAN ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Residential

Reference 1 B1206P55

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Baselot (Fract)	9,500.00	8,227	5%	Size/Shape	411
Total Acres 0.75				Land Total		411

Accpt Land

400

Accepted Bldg

0

Total

400

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 276

Map/Lot:

004-017

Account: 237 Card: 1 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1206P55

Reference 2

Tran/Land/Bldg 1 2 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
8.60	Acres-Rear Land (All)	500.00	4,300	100%		4,300
10,830	\$/SF -Pavement	2.50	27,075	75%	Condition	20,306
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 9.60						Land Total 51,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1s Apartments /0	1976	2912	D 110	264,716	Avg.	61%	75%	100%	121,108
Open Frame Porch	1976	208	D 110	3,552	Avg.	76%	100%	100%	2,700
Outbuilding Total									123,808

Acpt Land

51,100

Accepted Bldg

123,800

Total

174,900

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 277

Map/Lot:

004-017

Account: 237 Card: 2 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1206P55

Reference 2

Tran/Land/Bldg 1 2 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1976	208	D 100	3,229	Avg.	76%	100%	100%	2,454
1s Apartments /0	1976	2912	D 100	240,651	Avg.	61%	75%	100%	110,098
Outbuilding Total									112,552
Accpt Land			0	Accepted Bldg			112,600	Total	112,600

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 278

Map/Lot:

004-017

Account: 237 Card: 3 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1206P55

Reference 2

Tran/Land/Bldg 1 2 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1s Apartments /0	1976	2912	D 100	240,651	Avg.	61%	75%	100%	110,098
Unfin Basement	1976	1456	D 100	14,121	Avg.	76%	100%	100%	10,732
Open Frame Porch	1976	208	D 100	3,229	Avg.	76%	100%	100%	2,454
Fin.Bmt. /0	1976	1456	D 100	35,460	Avg.	61%	100%	100%	21,631
Outbuilding Total									144,915
Acpt Land			0	Accepted Bldg			144,900	Total	144,900

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 279

Map/Lot:

004-017

Account: 237 Card: 4 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1206P55

Reference 2

Tran/Land/Bldg 1 2 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1s Apartments /0	1976	2912	D 100	240,651	Avg.	61%	75%	100%	110,098
Wood Deck	1980	120	D 100	809	Avg.	78%	100%	100%	631
Open Frame Porch	1976	208	D 100	3,229	Avg.	76%	100%	100%	2,454
Frame Garage	2003	340	D 100	5,860	Avg.	89%	100%	100%	5,215
Outbuilding Total									118,398
Acpt Land			0	Accepted Bldg			118,400	Total	118,400

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 280

Map/Lot:

004-017

Account: 237 Card: 5 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1206P55

Reference 2

Tran/Land/Bldg 1 2 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1s Apartments /0	1976	2912	D 100	240,651	Avq.	61%	75%	100%	110,098
Open Frame Porch	1976	208	D 100	3,229	Avq.	76%	100%	100%	2,454
Open Frame Porch	2003	82	D 100	1,440	Avq.	89%	100%	100%	1,282
Outbuilding Total									113,834
Acpt Land			0	Accepted Bldg			113,800	Total	113,800

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/22/2016

Page 281

Map/Lot:

004-017

Account: 237

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	51,100	123,800	174,900	51,100	123,800	174,900
2	0	112,600	112,600	0	112,600	112,600
3	0	144,900	144,900	0	144,900	144,900
4	0	118,400	118,400	0	118,400	118,400
5	0	113,800	113,800	0	113,800	113,800
TOTAL	51,100	613,500	664,600	51,100	613,500	664,600

Easton

Valuation Report

08/22/2016

Name: EASTON PENTACOSTAL CHURCH

Page 282

C/O VAUGHN CARTER

Map/Lot:

004-016-A

Account: 617 Card: 1 of 1

Location:

BANGOR ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Institutional

Reference 1 B1957P206

Reference 2

Tran/Land/Bldg 1 7 71

Recertified Date 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00						Land Total 28,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Church /0	1987	5832	D 100	951.618	Avq-	62%	75%	100%		442,502
Church Fin.Bsmt.	1987	5832	D 100	148,797	Avq-	62%	75%	100%		69,190
Open Frame Porch	1987	432	D 100	6,410	Avq-	70%	100%	100%		4,487
Open Frame Porch	1987	432	D 100	6,410	Avq-	70%	100%	100%		4,487
Outbuilding Total										520,666

Acpt Land

28,500

Accepted Bldg

520,700

Total

549,200

Easton
Name: EASTON PENTACOSTAL CHURCH

Valuation Report

08/22/2016
Page 283
004-016-A
BANGOR ROAD

Account: 1002 Card: 1 of 1
Map/Lot: Location:

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1957P206

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 53 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.30	Acres-Rear Land (All)	500.00	1,150	100%		1,150
31.80	Acres-Tillable	1,000.00	31,800	100%		31,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 35.10 Land Total						49,950

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,276 Sqft	Grade C 105	Base	60,313
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	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	62,518
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						52,265
None						
Phys. %						88%
Func. %						95%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2011	192	C 105	1,585	Avq.	93%	100%	100%		1,474
Frame Shed	2000									600
----- S O U N D V A L U E -----										
Outbuilding Total										2,074

Accpt Land

50,000

Accepted Bldg

54,300

Total

104,300

Easton

Valuation Report

08/22/2016

Name: EASTON SNOWMOBILE CLUB

Page 284

C/O DWIGHT FLEWELLING

Map/Lot:

005-027-ON

Account: 1030 Card: 1 of 1

Location:

28 BOWERS ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
Frame Garaqe	1997	736	C 100	13,674	Avq.	86%	100%	100%	11,760
Outbuilding Total									11,760
Accpt Land			0	Accepted Bldg			11,800	Total	11,800

Easton
Name: ELDRIDGE, EDGAR F JR

Valuation Report

08/22/2016

Page 285

Map/Lot:

019-019

Account: 197 Card: 1 of 1

Location:

149 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4457P071
Reference 2 M2538P166
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Sale Data
Sale Date 02/01/1993
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	9,500.00	5,027	100%		5,027
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.28			Land Total			12,527

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	540 Sqft	Grade D 110	Base	39,391
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-731
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	Partial			Insulation	-205
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Dwelling Condition		Layout			Total
1920		0	None	Baths	Condition		Inadeq.		38,455
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
Damage			None		40%	40%	100%	6,153	
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description		Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch		1920	160	D 110	4,066	Fair	40%	40%	100%
970 SFLA								Outbuilding Total	650
Acpt Land			12,500	Accepted Bldg		6,800	Total		19,300

Easton
Name: ELDRIDGE, EDGAR F JR

Valuation Report

08/22/2016

Page 286

Map/Lot:

018-026

Account: 848 Card: 1 of 1

Location:

25 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/11/2007
Sale Price 0
Sale Type
Financing
Verified
Validity

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

CLASS Residential
Reference 1 B4666P079

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	9,500.00	7,600	100%		7,600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.64						Land Total 15,100

Dwelling Description

Replacement Cost New

Conventional	One Story	780 Sqft	Grade D 100	Base	35,076
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,176
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-430
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1940	Obsolete	Obsolete	Fair	Typical	35,822
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	90%	100%	12,896	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1920	260	D 100	4,778	Fair	1,911
780 SFLA						1,911
Outbuilding Total						1,911
Acpt Land		15,100	Accepted Bldg		14,800	Total 29,900

Easton
Name: ELLIS, ERIC & ELLIS, MARY JT

Valuation Report

08/22/2016

Page 287

Map/Lot:

008-017-A

Account: 161 Card: 1 of 1

Location:

124 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 07/30/2015
Sale Price 59,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Mobile Home
Reference 1 B4749P033 B5452P338

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.82	Acres-Rear Land (All)	500.00	1,410	100%		1,410
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.82						Land Total 18,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Skyline M/H	1988	14X66	B 100	27.281	Avq.	25%	100%	100%	6,820
Concrete Pad /CF	1988	924	C 100	3.928	Avq.	79%	100%	100%	3,103
One Story Frame	1994	240	D 100	9.311	Avq.	85%	100%	100%	7,914
Open Frame Porch	1998	128	D 100	2.093	Avq.	87%	100%	100%	1,821
Frame Garage	1975	744	C 100	13.806	Avq.	75%	100%	100%	10,354
Frame Shed	1991	264	C 100	3.696	Avq.	83%	100%	100%	3,068
Frame Shed	1991	240	C 100	3.360	Avq.	83%	100%	100%	2,789
Frame Shed	2004	554	C 100	7.756	Avq.	90%	100%	100%	6,980
Encl Frame Porch	2004	430	D 100	8.765	Avq.	90%	100%	100%	7,888
1,594 SFLA									Outbuilding Total 50,737

Accpt Land

18,400

Accepted Bldg

50,700

Total

69,100

Easton
Name: ELLIS, MEAGHAN L. & PERRIN A.

Valuation Report

08/22/2016

Page 288

Map/Lot:

003-001-001

Account: 126 Card: 1 of 1

Location:

273 HERSOM ROAD

Neighborhood 1 Resident/Agric.
Tree Growth 1990
Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/16/2014
Sale Price 157,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 2010 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 18,500

Dwelling Description

Replacement Cost New

Item	Description	Quantity	Unit	Material	Cost
Saltbox	One & 3/4 Story	1,008	Sqft	Grade B 100	85,782
Exterior	Wood Siding			Masonry Trim	0
Dwelling Units	1 OTHER Units-0			Roof Cover	0
				Sheet Metal	0
Foundation	Concrete			Damp Full Bmt	0
Fin. Basement Area	468 Sqft, Grade C			Basement	0
Heating	100% Hot Water			Basement Gar	3,040
Rooms	7			None	0
Bedrooms	3			0% None	0
Baths	2				0
Attic	None			Add Fixtures	0
FirePlaces	0			Half Baths	0
Insulation	Full				0
Unfin. Living Area	NONE			Plumbing	2,562
				Attic	0
				Fireplace	0
				Insulation	0
				Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Typical	Typical	Very Good	Typical	91,384
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				88%	100%	80,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1983	72	B 100	4,155	V.G.	88%	100%	100%	3,656
Wood Deck	2004	300	B 100	2,801	V.G.	88%	100%	100%	2,465
Open Frame Porch	1983	280	B 100	6,325	V.G.	88%	100%	100%	5,566
Frame BSMT Entrv	1983	48	B 100	1,650	V.G.	88%	100%	100%	1,452
1.75 S-Gar	2005	1260	B 100	40,545	Avq.	90%	75%	100%	27,368
Frame Shed	1994								200
1,836 SFLA									
Outbuilding Total									40,707

Acpt Land

18,500

Accepted Bldg

121,100

Total

139,600

Easton
Name: EMBELTON, TIMOTHY J & KIMBERLY J JT

Valuation Report

08/22/2016

Page 289

Map/Lot:

001-024

Account: 130 Card: 1 of 1

Location:

GETCHELL ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/28/2008

Sale Price 1,800

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B4560P057

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	9,500.00	4,556	100%		4,556
Total Acres 0.23				Land Total		4,556

Accpt Land

4,600

Accepted Bldg

0

Total

4,600

Easton
Name: EMBLETON, TIMOTHY & KIMBERLY

Valuation Report

08/22/2016

Page 290

Map/Lot:

001-025-A

Account: 598 Card: 1 of 1

Location:

50 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3536P107
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/01/2001
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1,200	\$/SF -Pavement	2.50	3,000	75%	Condition	2,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						19,750

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	1,000 Sqft	Grade C 105	Base	51,744
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	750 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,872
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				0
Bedrooms	3	Add Fixtures	0		0
Baths	1	Half Baths	1	Plumbing	1,470
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)
1979	0	Typical	Typical	Above Average	82%	95%	100%	58,086
Functional Obsolescence				Economic Obsolescence				45,249
None				None				
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1SFr Overhang	1979	38	C 105	1,887	Avq+	82%	95%	100%
1SFr Overhang	1979	36	C 105	1,789	Avq+	82%	95%	100%
Open Frame Porch	1979	6	C 105	463	Avq+	82%	95%	100%
Frame Garage	1987	672	C 105	13,250	Avq+	85%	80%	100%
Frame Shed	2011			---- S O U N D V A L U E ----				1,000
Frame Shed	1979			---- S O U N D V A L U E ----				1,000
1,074 SFLA				Outbuilding Total				14,235

Acpt Land	19,800	Accepted Bldg	59,500	Total	79,300
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Easton
Name: EMERA MAINE

Valuation Report

08/22/2016

Page 291

Map/Lot:

000-000

Location:

VARIOUS

Account: 43 Card: 1 of 1

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Paved

Reference 1 TRANSMISSION & DISTRIBUTION

Reference 2

Tran/Land/Bldg 2 6 91

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3474.50	\$/100-Sound Value	1,000.00	3,474,500	100%		3,474,500
Total Acres 0.00				Land Total		3,474,500
Accpt Land	3,474,500	Accepted Bldg	0	Total		3,474,500

Easton
Name: EMERA MAINE

Valuation Report

08/22/2016

Page 292

Map/Lot:

018-032

Account: 483 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography Level
Utilities None
Street Paved

CLASS Industrial
Reference 1 SUBSTATION LAND

Reference 2
Tran/Land/Bldg 1 6 91

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	200%	Environmen	13,435
Total Acres 0.50				Land Total		13,435
Accpt Land		13,400	Accepted Bldg		0	Total
						13,400

Easton
Name: EMERA MAINE

Valuation Report

08/22/2016

Page 293

Map/Lot:

007-006-A

Account: 534 Card: 1 of 1

Location:

CLEAVES ROAD (OFF)

Neighborhood 11 Comm./Ind.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B4626P093
Reference 2 M2470P089
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
1.00	Acres-Baselot	9,500.00	9,500	100%			9,500
12.10	Acres-Rear Land (All)	500.00	6,050	100%			6,050
Total Acres 13.10				Land Total			15,550
Acpt Land		15,600	Accepted Bldg		0	Total	15,600

Easton
Name: ESTES PARK CEMETERY

Valuation Report

08/22/2016

Page 294

Map/Lot:

018-023

Location:

CENTER ROAD

Account: 736 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2159P107

Reference 2
Tran/Land/Bldg 1 9 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
Total Acres 10.00					Land Total	14,000

Accpt Land	14,000	Accepted Bldg	0	Total	14,000
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Easton
Name: F G & H INC

Valuation Report

08/22/2016

Page 295

Map/Lot:

014-013-A

Account: 253 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B1152P144

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
0.37	Acres-Rear Land (All)	500.00	185	100%		185
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.37						Land Total 26,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Pot.Hse-Modern	1970	15000	C 100	480,000	Avq.	60%	60% 100%	172,800
Outbuilding Total								172,800

Accpt Land

26,700

Accepted Bldg

172,800

Total

199,500

Easton

Valuation Report

08/22/2016

Name: FAY, DENNIS J

Page 296

FAY, NANCY C

Map/Lot:

002-015

Account: 247

Card: 1 of 2

Location:

151 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1707P105

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
16.20	Acres-Rear Land (All)	500.00	8,100	100%		8,100
38.10	Acres-Tillable	1,000.00	38,100	100%		38,100
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
7.70	Acres-Wasteland	60.00	462	100%		462
17.00	Acres-Mixed Wood-TG	165.00	2,805	100%		2,805
19.00	Acres-Hardwood-TG	181.00	3,439	100%		3,439
Total Acres 99.00						Land Total 69,906

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade B 100	Base	71,469
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,097
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	Floor & Stairs			Attic	1,601
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-459
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	Typical	Typical	Very Good	Typical	74,076	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	59,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	272	B 100	6,156	Avq.	88%	100%	100%	5,417
Open Frame Porch	1880	156	B 100	3,706	V.G.	80%	100%	100%	2,965
1 & 1/2 Story Fr	1880	486	B 100	40,675	V.G.	80%	100%	100%	32,540
Unfin Basement	1880	486	B 100	7,012	V.G.	80%	100%	100%	5,610
Unfinished Attic	1880	320	B 100	4,044	V.G.	80%	100%	100%	3,235
1 Story Basement	1880	320	B 100	23,087	V.G.	80%	100%	100%	18,470
Encl Frame Porch	1880	120	B 100	4,384	V.G.	80%	100%	100%	3,507
Unfinished Attic	1880	160	B 100	3,389	V.G.	80%	80%	100%	2,169
Frame Shed	1880	160	B 100	2,733	V.G.	80%	80%	100%	1,749
Frame Garage	1950	576	B 100	13,465	V.G.	81%	85%	100%	9,271
2,193 SFLA									
Outbuilding Total									84,933

Acpt Land

69,900

Accepted Bldg

144,200

Total

214,100

Easton

Valuation Report

08/22/2016

Name: FAY, DENNIS J

Page 297

FAY, NANCY C

Map/Lot:

002-015

Account: 247

Card: 2 of 2

Location:

151 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B1707P105

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Canopy	1920	2100	C 100	19,992 Fair	40%	75%	100%		5,998
Frame Shed	2012			----- S O U N D					1,200
2,193 SFLA									7,198
Outbuilding Total									7,198
Acpt Land					0	Accepted Bldg		7,200	Total
								7,200	

Easton

Valuation Report

08/22/2016

Name: FAY, DENNIS J

Page 298

FAY, NANCY C

Map/Lot:

002-015

Account: 247

Location:

151 HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	69,900	144,200	214,100	69,900	144,200	214,100
2	0	7,200	7,200	0	7,200	7,200
TOTAL	69,900	151,400	221,300	69,900	151,400	221,300

Easton

Valuation Report

08/22/2016

Name: FAY, DENNIS J

Page 299

FAY, NANCY C

Map/Lot:

001-035

Account: 248

Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B1707P105

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
21.60	Acres-Rear Land (All)	500.00	10,800	100%		10,800
20.40	Acres-Tillable	1,000.00	20,400	100%		20,400
4.00	Acres-Wasteland	60.00	240	100%		240
7.00	Acres-Softwood-TG	120.00	840	100%		840
38.00	Acres-Mixed Wood-TG	165.00	6,270	100%		6,270
15.00	Acres-Hardwood-TG	181.00	2,715	100%		2,715
Total Acres 107.00					Land Total	50,765

Acpt Land

50,800

Accepted Bldg0 **Total**

50,800

Easton
Name: FELTIS, TONI L

Valuation Report

08/22/2016

Page 300

Map/Lot:

015-002

Account: 850 Card: 1 of 1

Location:

243 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5002P259
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 10/01/2000
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	9,500.00	9.012	100%		9,012
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.90 Land Total						16,512

Dwelling Description

Replacement Cost New

Conventional	One Story	572 Sqft	Grade C 100	Base	36,625
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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
1936	2000	Typical	Typical	Above Average	Typical	36,625
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	25,637	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1936	176	C 100	4,874	Avq+	70%	100%	100%	3,412
One Story Frame	1936	192	C 100	9,083	Avq+	70%	100%	100%	6,358
Unfin Basement	1936	192	C 100	2,271	Avq+	70%	100%	100%	1,590
Wood Deck	1975	80	C 100	694	Avq+	81%	100%	100%	562
Frame Shed	1936	192	C 100	2,688	Avq+	70%	100%	100%	1,882
Frame Shed	1936	120	C 100	1,680	Avq+	70%	100%	100%	1,176
940 SFLA									
Outbuilding Total									14,980

Acpt Land

16,500

Accepted Bldg

40,600

Total

57,100

Easton
Name: FERRIS, DANIEL K

Valuation Report

08/22/2016

Page 301

Map/Lot:

006-024-C

Location:

MAHANY RD

Account: 1023 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Mobile Home
Reference 1 B2813P204

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
10.25	Acres-Rear Land (All)	500.00	5,125	100%		5,125
Total Acres 11.25					Land Total	14,625
Accpt Land		14,600	Accepted Bldg	0	Total	14,600

Easton
Name: FERRIS, DANIEL K & LESLIE ANNE

Valuation Report

08/22/2016

Page 302

Map/Lot:

006-025

Location:

GRAHAM ROAD

Account: 150 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/10/2012
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5053P300

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
67.00	Acres-Rear Land (All)	500.00	33,500	100%		33,500
Total Acres 68.00					Land Total	43,000

Accpt Land	43,000	Accepted Bldg	0	Total	43,000
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Easton
Name: FERRIS, DANIEL K & LESLIE C

Valuation Report

08/22/2016

Page 303

Map/Lot:

003-017

Account: 148 Card: 1 of 3

Location:

490 LADNER RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3175P219

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
87.00	Acres-Rear Land (All)	500.00	43,500	100%		43,500
4,600	\$/SF -Pavement	2.50	11,500	100%		11,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 88.00						Land Total 72,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,392 Sqft	Grade C 115	Base	70,001
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1344 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,040
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,025
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	84,066
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	73,137	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2000	204	C 115	4,449	Avq.	87%	100%	100%		3,871
Wood Deck	2000	136	C 115	1,268	Avq.	87%	100%	100%		1,103
Wood Deck	2000	256	C 115	2,272	Avq.	87%	100%	100%		1,977
Frame Garage	1999	784	C 115	16,634	Avq.	87%	90%	100%		13,025
Frame Shed	1999	288	D 100	3,306	Avq.	87%	100%	100%		2,876
1,392 SFLA										22,852

Acpt Land

72,000

Accepted Bldg

96,000

Total

168,000

Easton
Name: FERRIS, DANIEL K & LESLIE C

Valuation Report

08/22/2016

Page 304

Map/Lot:

003-017

Account: 148 Card: 2 of 3

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Industrial
Reference 1 B3175P219

Reference 2
Tran/Land/Bldg 1 1 25

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2003	2400	A 100	61,660	Avq+	91%	75%	100%	42,083
Frame Garage	2003	1320	C 100	23,302	Avq+	91%	75%	100%	15,904
Wood Deck	2003	60	C 100	549	Avq.	89%	100%	100%	489
1,392 SFLA									
						Outbuilding Total			58,476
Accpt Land			0	Accepted Bldg		58,500	Total		58,500

Easton
Name: FERRIS, DANIEL K & LESLIE C

Valuation Report

08/22/2016

Page 305

Map/Lot:

003-017

Account: 148 Card: 3 of 3

Location:

490 LADNER RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3175P219

Reference 2
Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Other	One Story	624 Sqft	Grade D 105	Base	32,858
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	391
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,597
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens		Baths		Condition		Layout			Total
2011		2015	Typical		Typical		Fair		Typical			30,746
Functional Obsolescence			Economic Obsolescence			Phys. %		Func. %	Econ. %	Value(Rcnld)		
None			None			80%		100%	100%	24,597		
Outbuildings/Additions/Improvements							Percent Good			Value		
Description			Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch			2011	208	D 100	3,229	Fair	80%	80%	100%	2,066	
624 SFLA										Outbuilding Total		2,066
Accpt Land					0	Accepted Bldg		26,700	Total		26,700	

Easton
Name: FERRIS, DANIEL K & LESLIE C

Valuation Report

08/22/2016
Page 306
003-017
490 LADNER RD

Account: 148
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	72,000	96,000	168,000	72,000	96,000	168,000
2	0	58,500	58,500	0	58,500	58,500
3	0	26,700	26,700	0	26,700	26,700
TOTAL	72,000	181,200	253,200	72,000	181,200	253,200

Easton
Name: FERRIS, JOY E

Valuation Report

08/22/2016

Page 307

Map/Lot:

016-010

Account: 570 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4608P220

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 05/01/1987
Sale Price 14,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	9,500.00	6,157	100%		6,157
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.42 Land Total						13,657

Dwelling Description

Replacement Cost New

Conventional	Two Story	400 Sqft	Grade D 110	Base	42,104
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-202
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-202
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Below Average	Typical	41,700	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		50%	80%	100%	16,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1900	7	D 110	459	Avq-	50%	80%	100%	184
Encl Frame Porch	1900	120	D 110	3,241	Avq-	50%	80%	100%	1,296
One Story Frame	1900	160	D 110	6,828	Avq-	50%	80%	100%	2,731
Unfin Basement	1900	160	D 110	1,708	Avq-	50%	80%	100%	683
1 & 1/2 Story Fr	1900	216	D 110	13,366	Avq-	50%	80%	100%	5,346
Unfin Basement	1900	216	D 110	2,304	Avq-	50%	80%	100%	922
Unfinished Attic	1900	192	D 110	2,602	Avq-	50%	80%	100%	1,041
Frame Shed	1900	192	D 110	2,425	Avq-	50%	80%	100%	970
Frame Garage	1900	308	D 110	5,970	Avq-	50%	80%	100%	2,388
1,411 SFLA									
Outbuilding Total									15,561

Acpt Land

13,700

Accepted Bldg

32,200

Total

45,900

Easton

Valuation Report

08/22/2016

Name: FERRIS, KEITH

Page 308

FERRIS, SALLY

Map/Lot:

004-034

Account: 251

Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Commercial

Reference 1 B2334P138

Reference 2

Tran/Land/Bldg 1 2 27

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	9,500.00	7,718	200%	Environmen	15,436
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.66						Land Total 22,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Auto Service /0	1976	1400	E 100	73,943	Avq.	61%	75%	100%		33,829
Frame Shed	1976	160	E 100	1,120	Fair	40%	50%	100%		224
Outbuilding Total										34,053

Accpt Land

22,900

Accepted Bldg

34,100

Total

57,000

Easton
Name: FERRIS, RANDY J

Valuation Report

08/22/2016

Page 309

Map/Lot:

006-024-B

Account: 249 Card: 1 of 1

Location:

110 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B3440P215
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 09/01/2000
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,500

Dwelling Description

Replacement Cost New

Conventional	One Story	432 Sqft	Grade D 110	Base	29,302
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,294
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-873
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	5,175
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Typical	Typical	Average	Typical	28,310			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	100%	100%	24,063		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Finished Attic	1995	432	D 110	10,219	Avq.	85%	100%	100%	8,686
Frame Garaqe	1995	432	D 110	7,813	Avq.	85%	80%	100%	5,313
Canopy	1995			----- S O U N D V A L U E -----					100
Frame Shed	1996	760	E 100	5,320	Avq.	86%	100%	100%	4,575
648 SFLA									Outbuilding Total 18,674
Accpt Land		17,500	Accepted Bldg		42,700	Total		60,200	

Easton

Valuation Report

08/22/2016

Name: FERRIS, WAYNE W

Page 310

FERRIS, JOY E

Map/Lot:

006-024-A

Account: 252

Card: 1 of 2

Location:

130 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/01/1987
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS	Residential
Reference 1	B1980P089

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
7.00	Acres-Rear Land (All)	500.00	3,500	100%		3,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 8.00					Land Total	20,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	820 Sqft	Grade D 105	Base	51,473
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Below Average	Inadeq.	51,473			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	90%	100%	23,163				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1900	120	D 105	3,095	Avq-	50%	90%	100%	1,393
Wood Deck	1989	464	D 105	3,005	Avq.	82%	100%	100%	2,464
1,350 SFLA						Outbuilding Total			3,857

Acpt Land

20,500

Accepted Bldg

27,000

Total

47,500

Easton

Valuation Report

08/22/2016

Name: FERRIS, WAYNE W

Page 311

FERRIS, JOY E

Map/Lot:

006-024-A

Account: 252

Card: 2 of 2

Location:

GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/1987

Sale Price 20,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Related Parties

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Paved

CLASS Agricultural

Reference 1 B1980P089

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1900			----	SOUND		VALUE	----		300
Frame Garage	1900	775	E 100	7,159	Avq-	50%	100%	100%		3,580
2 Story Barn	1930	2025	C 100	60,170	Avq-	50%	75%	100%		22,564
1,350 SFLA										
Outbuilding Total										26,444
Accpt Land			0	Accepted Bldg			26,400	Total		26,400

Easton
Name: FERRIS, WAYNE W
FERRIS, JOY E
Account: 252

Valuation Report

08/22/2016
Page 312
Map/Lot: 006-024-A
Location: GRAHAM ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,500	27,000	47,500	20,500	27,000	47,500
2	0	26,400	26,400	0	26,400	26,400
TOTAL	20,500	53,400	73,900	20,500	53,400	73,900

Easton
Name: FINNEMORE, KIMBERLY A

Valuation Report

08/22/2016

Page 313

Map/Lot:

018-034

Account: 809 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4988P161

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	9,500.00	6,302	100%		6,302
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.44 Land Total						13,802

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	540 Sqft	Grade D 110	Base	43,768
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-1,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-491
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1883	0	Typical	Typical	Below Average	Typical	41,814	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	20,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1883	384	D 110	16,386	Avq-	50%	100%	100%	8,193
Encl Frame Porch	1883	216	D 110	5,223	Avq-	50%	100%	100%	2,612
Frame Garage	1960	810	D 105	12,824	Avq-	50%	50%	100%	3,206
Unfin Basement	1883	192	D 110	2,048	Avq-	50%	100%	100%	1,024
1,410 SFLA									
Outbuilding Total									15,035

Acpt Land

13,800

Accepted Bldg

35,900

Total

49,700

Easton
Name: FINNEMORE, TROY F & KIMBERLY A JT

Valuation Report

08/22/2016

Page 314

Map/Lot:

005-027-A

Account: 539 Card: 1 of 1

Location:

42 BOWERS ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/2005
Sale Price	2,600
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4168P298

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	50%	Size/Shape	4,750
1.00	Acres-Rear Land (All)	500.00	500	50%	Size/Shape	250
3.60	Acres-Rear Land (All)	500.00	1,800	100%		1,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.60						Land Total 14,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Commodore M/H	2006	28X60	C 100	55.583	Avq.	64%	100%	100%	35,295
Unfin Basement	2006	1680	C 100	19.870	Avq.	91%	100%	100%	18,082
Wood Deck	2006	160	C 100	1.277	Avq.	91%	100%	100%	1.162
Frame Garage	2006	1224	C 100	21.719	Avq.	91%	75%	100%	14,823
1,680 SFLA									Outbuilding Total 69,362

Accpt Land

14,300

Accepted Bldg

69,400

Total

83,700

Easton
Name: FITZHERBERT, PATRICIA

Valuation Report

08/22/2016

Page 315

Map/Lot:

007-008-A

Account: 52 Card: 1 of 1

Location:

488 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1102P076 B3057P206 B3440P186
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
33.00	Acres-Rear Land (All)	500.00	16,500	100%		16,500
16.00	Acres-Tillable	1,000.00	16,000	100%		16,000
2.00	# -Lot Improvement	7,500.00	15,000	77.5%	Fract. Sha	11,625
Total Acres 50.00						53,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	600 Sqft	Grade D 110	Base	45,944
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	47,070
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 70%	Func. % 100%	32,949

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Open Frame Porch	1900	252	D 110	4,239	Avq+	70%	100% 100%	2,967
Unfinished Attic	1900	216	D 110	2,675	Avq+	70%	100% 100%	1,872
One Story Frame	1900	216	D 110	9,218	Avq+	70%	100% 100%	6,453
1.25 S-Gar	1900	288	D 110	5,139	Avq+	70%	80% 100%	2,878
Frame Garage	1900	180	D 110	4,066	Avq+	70%	80% 100%	2,277
One Story Frame	2005	320	D 110	13,655	Avq.	90%	100% 100%	12,290
Wood Deck	2005	50	D 110	429	Avq.	90%	100% 100%	386
1,436 SFLA							Outbuilding Total	29,123

Acpt Land

53,600

Accepted Bldg

62,100

Total

115,700

Easton
Name: FLANAGAN, CYNTHIA A

Valuation Report

08/22/2016

Page 316

Map/Lot:

004-035

Account: 258 Card: 1 of 1

Location:

330 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B0994P197 B3064P281

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	9,500.00	7,718	100%		7,718
2.600	\$/SF -Pavement	2.50	6,500	50%	Condition	3,250
1.00	# -Lot Improvement	7,500.00	7,500	75%	Fract. Sha	5,625
Total Acres 0.66						Land Total 16,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Greenbrier M/H	1974	14X66	B 100	27,281	Avq.	25%	100%	100%	6,820
One Story Frame	1979	518	D 100	20,095	Good	85%	100%	100%	17,081
Wood Deck	1990	112	C 100	927	Good	88%	100%	100%	816
Frame Garage	1991	900	C 100	16,378	Good	88%	100%	100%	14,413
Frame Shed	2011								750
Wood Deck	2011	56	D 100	426	Avq.	93%	100%	100%	396
1,442 SFLA									
Outbuilding Total									40,276

Acpt Land

16,600

Accepted Bldg

40,300

Total

56,900

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/22/2016

Page 317

Map/Lot:

006-001-A

Account: 76 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B3295P310

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 07/01/1999
Sale Price 190,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.24	Acres-Rear Land (All)	500.00	620	100%		620
1,400	\$/SF -Pavement	2.50	3,500	100%		3,500
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 2.24						Land Total 16,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Pot.Hse (Ons) /0	1985	14126	A 100	381.402	Avg.	60%	75%	100%	171.631
Pot.Hse (Ons) /0	1989	9100	A 100	245.700	Avg.	60%	75%	100%	110.565
Outbuilding Total									282,196

Acpt Land

17,000

Accepted Bldg

282,200

Total

299,200

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/22/2016

Page 318

Map/Lot:

010-019

Account: 259 Card: 1 of 1

Location:

755 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/01/1995
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Seller Financed
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4718P030

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Fract)	9,500.00	7,359	100%		7,359
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.60					Land Total	14,859

Accpt Land

14,900

Accepted Bldg

0

Total

14,900

Map/Lot:

004-046

Account: 271 Card: 1 of 3

Location:

306 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use	Residential & Residential
Topography	LevelRolling
Utilities	Drilled WellSeptic System
Street	Paved

CLASS Residential

Reference 1 B2540P044

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.50	Acres-Rear Land (All)	500.00	2,250	100%		2,250
46.00	Acres-Farmland Tillable	400.00	18,400	100%		18,400
1,800	\$/SF -Pavement	2.50	4,500	75%	Condition	3,375
1,920	\$/SF -Pavement	2.50	4,800	100%		4,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
49.47	Acres-Farmland Pasture	400.00	19,788	100%		19,788
Total Acres 100.97				Land Total		65,613

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,050 Sqft	Grade C 115	Base	79,386
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,610
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1917	1999	Typical	Typical	Above Average	Typical	80,489
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						Value(RcInId)
						56,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1917	390	C 115	8,151	Avq+	70%	100%	100%	5,706
Unfinished Attic	1917	336	C 115	3,874	Avq+	70%	100%	100%	2,712
One Story Frame	1917	336	C 115	18,281	Avq+	70%	100%	100%	12,797
One Story Frame	1917	49	C 115	2,666	Avq+	70%	100%	100%	1,866
Unfinished Attic	1917	546	C 115	4,686	Avq-	50%	80%	100%	1,874
Frame Shed	1917	546	C 115	8,791	Avq-	50%	80%	100%	3,517
Frame Shed	1917	1080	C 115	17,388	Avq+	70%	55%	100%	6,695
2 Story Barn	1917	2400	C 115	80,459	Avq+	70%	75%	100%	42,241
1,960 SFLA						Outbuilding Total			77,408

Accpt Land

65,600

Accepted Bldg

133,800

Total

199,400

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/22/2016

Page 320

Map/Lot:

004-046

Account: 271 Card: 2 of 3

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential & Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B2540P044
Reference 2 M2664P300 M2747P081 M2892P012
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
162.03	Acres-Mixed Wood-Farm	165.00	26,735	100%		26,735
Total Acres 162.03					Land Total	26,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value	
										Rcnld	
Frame Garage	2010	2520	C 100	43,085	Avq.	93%	75%	100%		30,052	
1,960 SFLA											
										Outbuilding Total	30,052

Accpt Land

26,700

Accepted Bldg

30,100

Total

56,800

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/22/2016

Page 321

Map/Lot:

004-046

Account: 271 Card: 3 of 3

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential & Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B2540P044
Reference 2 M2664P300 M2747P081 M2892P012
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Ons) /0	1993	6048	C 100	108.864	Avg.	60%	75%	100%	48.988
Ldina Shd (Ons)	1993	810	C 100	14.580	Avg.	60%	100%	100%	8.748
Frame Shed	1993	240	E 100	1.680	Avg.	84%	80%	100%	1.129
1,960 SFLA						Outbuilding Total			58,865
Accpt Land			0	Accepted Bldg			58,900	Total	58,900

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/22/2016

Page 322

Map/Lot:

004-046

Location:

HOULTON ROAD

Account: 271

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	65,600	133,800	199,400	65,600	133,800	199,400
2	26,700	30,100	56,800	26,700	30,100	56,800
3	0	58,900	58,900	0	58,900	58,900
TOTAL	92,300	222,800	315,100	92,300	222,800	315,100

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/22/2016

Page 323

Map/Lot:

007-028

Account: 591 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/2005
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4183P095

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
42.00	Acres-Farmland Tillable	400.00	16,800	100%		16,800
10.40	Acres-Farmland Pasture	400.00	4,160	100%		4,160
44.60	Acres-Mixed Wood-Farm	165.00	7,359	100%		7,359
Total Acres 97.00					Land Total	28,319

Accpt Land

28,300

Accepted Bldg

0

Total

28,300

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/22/2016

Page 324

Map/Lot:

010-018

Account: 806 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3917P054

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
28.00	Acres-Farmland Tillable	400.00	11,200	100%		11,200	
1.00	Acres-Farmland Pasture	400.00	400	100%		400	
100.00	Acres-Mixed Wood-Farm	165.00	16,500	100%		16,500	
Total Acres 129.00			Land Total			28,100	
Accpt Land		28,100	Accepted Bldg		0	Total	28,100

Easton
Name: FLEWELLING, BRENT C & SANDY H

Valuation Report

08/22/2016

Page 325

Map/Lot:

005-009

Account: 440 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3742P263

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
46.00	Acres-Farmland Tillable	400.00	18,400	100%		18,400
30.00	Acres-Mixed Wood-Farm	165.00	4,950	100%		4,950
Total Acres 77.00				Land Total		32,850
Accpt Land		32,900	Accepted Bldg	0	Total	32,900

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRENT C & SANDY H JT

Page 326

Map/Lot:

006-001

Account: 82 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Agricultural
 Reference 1 B5005P107

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
55.59	Acres-Rear Land (All)	500.00	27,795	100%		27,795
48.00	Acres-Tillable	1,000.00	48,000	100%		48,000
Total Acres	104.59				Land Total	85,295

Accpt Land

85,300

Accepted Bldg0 **Total**

85,300

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRENT C & SANDY H JT

Page 327

Map/Lot:

004-047-B

Account: 907 Card: 1 of 1

Location:

HOULTON RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 01/13/2012
 Sale Price 112,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

Reference 1 B5016P237

Reference 2

Tran/Land/Bldg 0 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
45.00	Acres-Farmland Tillable	400.00	18,000	100%		18,000
13.00	Acres-Farmland Pasture	400.00	5,200	100%		5,200
72.00	Acres-Mixed Wood-Farm	165.00	11,880	100%		11,880
Total Acres 132.00					Land Total	45,080

Accpt Land

45,100

Accepted Bldg0 **Total**

45,100

Easton
Name: FLEWELLING, BRENT C & SANDY H JT

Valuation Report

08/22/2016

Page 328

Map/Lot:

004-023

Account: 808 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/2010
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4892 P67

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
32.00	Acres-Farmland Tillable	400.00	12,800	100%		12,800
34.00	Acres-Mixed Wood-Farm	165.00	5,610	100%		5,610
Total Acres 66.00					Land Total	18,410

Accpt Land	18,400	Accepted Bldg	0	Total	18,400
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Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRIAN V

Page 329

FLEWELLING, LYNN J

Map/Lot:

005-011-B

Account: 517 Card: 1 of 1

Location:

41 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2961P286

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
2.000	\$/SF -Pavement	2.50	5,000	75%	Condition	3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00 Land Total						21,250

Dwelling Description

Replacement Cost New

Conventional	One Story	1,988 Sqft	Grade B 100	Base	95,762
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1508 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	13,317
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	8,540
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	117,619
Functional Obsolescence						Value(Rcnld)
None						101,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1.25 S-Gar	1997	720	B 100	17,373	Avq.	86%	80%	100%		11,953
Unfin Basement	1997	720	B 100	10,389	Avq.	86%	100%	100%		8,935
Open Frame Porch	1997	144	B 100	3,452	Avq.	86%	100%	100%		2,969
Wood Deck	1997	273	B 100	2,560	Avq.	86%	100%	100%		2,202
1,988 SFLA										26,059

Outbuilding Total

Acpt Land

21,300

Accepted Bldg

127,200 Total

148,500

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRUCE V

Page 330

FLEWELLING, GERALD V

Map/Lot:

004-045-C

Account: 264 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities Drilled Well
 Street Paved

CLASS Agricultural

Reference 1 B1974P174

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Rear Land (All)	500.00	300	100%		300
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.60					Land Total	3,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pot.Hse (Ons) /0	1987	6000	C 100	108,000	Avq.	60%	75%	100%		48,600
Lding Shd (Ons)	1989	384	C 100	6,912	Avq.	60%	100%	100%		4,147
Outbuilding Total										52,747

Accpt Land

3,700

Accepted Bldg

52,700

Total

56,400

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRUCE V

Page 331

FLEWELLING, VALORIE

Map/Lot:

002-016-C

Account: 265 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Agricultural
 Reference 1 B2285P002 B2516P127
 Reference 2 M2682P137
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

				Land Description					
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value
1.00	Acres-Homesite			9,500.00	9,500	100%			9,500
50.00	Acres-Farmland Tillable			400.00	20,000	100%			20,000
30.00	Acres-Farmland Pasture			400.00	12,000	100%			12,000
34.80	Acres-Mixed Wood-Farm			165.00	5,742	100%			5,742
Total Acres 115.80				Land Total				47,242	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Pot.Hse (Old)	1960	2920	D 100	38,310	Fair	Phy 40%	Func 75%	Econ 100%	Rcnld 11,493
Outbuilding Total									11,493
Accpt Land		47,200		Accepted Bldg		11,500		Total	58,700

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRUCE V

Page 332

FLEWELLING, VALORIE

Map/Lot:

004-043

Account: 268

Card: 1 of 3

Location:

454 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1927P053 B2887P326 B3059P193
 Reference 2 M2886P329
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
19.00	Acres-Rear Land (All)	500.00	9,500	100%		9,500
100.00	Acres-Farmland Tillable	400.00	40,000	100%		40,000
4,800	\$/SF -Pavement	2.50	12,000	100%		12,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
27.25	Acres-Farmland Pasture	400.00	10,900	100%		10,900
Total Acres 147.25						89,400

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,536 Sqft	Grade C 110	Base	97,432
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,004
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	15%			Unfinished	-5,535

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	106,521
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	87,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	72	C 110	700	Avq.	83%	100%	100%	581
Frame Garage	1988	1024	C 110	20,264	Avq.	82%	55%	100%	9,139
Unfin Basement	1988	1024	C 110	13,321	Avq.	82%	100%	100%	10,923
Wood Deck	1990	448	C 110	3,711	Avq.	83%	100%	100%	3,080
1,959 SFLA									23,723

Outbuilding Total

Acpt Land

89,400

Accepted Bldg

111,100

Total

200,500

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRUCE V

Page 333

FLEWELLING, VALORIE

Map/Lot:

004-043

Account: 268

Card: 2 of 3

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1927P053 B2887P326 B3059P193
 Reference 2 M2886P329
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
48.00	Acres-Softwood-Farm	120.00	5,760	100%		5,760
151.40	Acres-Mixed Wood-Farm	165.00	24,981	100%		24,981
Total Acres 199.40						Land Total 30,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Swimming Pool	1999	512	C 100	7,455	Avq.	87%	75%	100%	4,864
Natatorium	1999	1568	E 100	33,367	Avq-	78%	75%	100%	19,520
1,959 SFLA						Outbuilding Total			24,384

Acpt Land

30,700

Accepted Bldg

24,400

Total

55,100

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRUCE V

Page 334

FLEWELLING, VALORIE

Map/Lot:

004-043

Account: 268

Card: 3 of 3

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1927P053 B2887P326 B3059P193
 Reference 2 M2886P329
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	48,097
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,211
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,346
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

Unimpr. Living Area		NONE		Dwelling Condition			Unimprished		0	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2009	0	Typical	Typical	Average	Typical			34,540		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		92%	100%	100%	31,777			
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2009			----	S O U N D	V A L U E	----		1,500	
960 SFLA										
Outbuilding Total							1,500			
Accpt Land			0	Accepted Bldg		33,300	Total		33,300	

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, BRUCE V

Page 335

FLEWELLING, VALORIE

Map/Lot:

004-043

Account: 268

Location:

HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	89,400	111,100	200,500	89,400	111,100	200,500
2	30,700	24,400	55,100	30,700	24,400	55,100
3	0	33,300	33,300	0	33,300	33,300
TOTAL	120,100	168,800	288,900	120,100	168,800	288,900

Easton
Name: FLEWELLING, BRUCE V

Valuation Report

08/22/2016

Page 336

Map/Lot:

005-002-B

Location:

HOULTON ROAD

Account: 1054 Card: 1 of 2

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B3556P089

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	9,500.00	8,172	100%		8,172
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.74						Land Total 11,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Pot.Hse (Ons) /0	1999	6600	A 100	178,200	Avg.	67%	75%	100%		Rcnld 89,546
Outbuilding Total										89,546

Accpt Land	11,500	Accepted Bldg	89,500	Total	101,000
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Easton
Name: FLEWELLING, BRUCE V

Valuation Report

08/22/2016

Page 337

Map/Lot:

005-002-B

Account: 1054 Card: 2 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B3556P089

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Ons) /0	2001	6600	A 100	178,200	Ava.	71%	75%	100%	94,892
						Outbuilding Total			94,892
Accpt Land			0	Accepted Bldg		94,900	Total		94,900

Easton
Name: FLEWELLING, BRUCE V

Valuation Report

08/22/2016
Page 338
005-002-B
HOULTON ROAD

Account: 1054

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	11,500	89,500	101,000	11,500	89,500	101,000
2	0	94,900	94,900	0	94,900	94,900
TOTAL	11,500	184,400	195,900	11,500	184,400	195,900

Easton
Name: FLEWELLING, BRUCE V & VALORIE

Valuation Report

08/22/2016

Page 339

Map/Lot:

004-030

Account: 635 Card: 1 of 1

Location:

RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LowSwampy
Utilities None
Street Paved

CLASS Residential
Reference 1 B2886P326

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
22.50	Acres-Rear Land (All)	500.00	11,250	100%		11,250
2.50	Acres-Tillable	1,000.00	2,500	100%		2,500
Total Acres 26.00				Land Total		23,250
Accpt Land		23,300	Accepted Bldg	0	Total	23,300

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, DWIGHT & SALLY A (LIFE

Page 340

HANEY, LISA (REMAINDER & JT)

Map/Lot:

006-009

Account: 269 Card: 1 of 1

Location:

344 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B5145P300
 Reference 2 M2474P117 M2507P138
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
28.00	Acres-Rear Land (All)	500.00	14,000	100%		14,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 29.00					Land Total	31,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	984 Sqft	Grade D 110	Base	65,155
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,894
Attic	Floor & Stairs			Attic	1,499
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-497
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	68,051
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	100%	32,324	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	96	D 110	2,745	Avq-	50%	95%	100%	1,303
Open Frame Porch	1992	108	D 110	1,989	Avq.	84%	100%	100%	1,671
Wood Deck	1992	138	D 110	1,008	Avq.	84%	100%	100%	847
Frame Garage	1920	780	D 110	12,989	Avq.	60%	100%	100%	7,793
Frame Shed	2008	280	D 110	3,536	Avq.	92%	100%	100%	3,253
Canopy	2008	126	D 110	1,082	Avq.	92%	100%	100%	995
Frame Shed	1900			- - - - S O U N D V A L U E - - - -					100
1 Story Basement	1900	96	D 110	5,122	Avq-	50%	95%	100%	2,433
2,064 SFLA				Outbuilding Total					18,395

Acpt Land

31,000

Accepted Bldg

50,700

Total

81,700

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, FLOYD C & RETA F (LIFE TEN)

Page 341

OSGOOD, ANN F (REMAINDER)

Map/Lot:

021-015

Account: 270 Card: 1 of 1

Location:

375 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4538P218

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	9,500.00	5,374	100%		5,374
1.000	\$/SF -Pavement	2.50	2,500	75%	Condition	1,875
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.32					Land Total	14,749

Dwelling Description

Replacement Cost New

Ranch	One Story	1,134 Sqft	Grade C 100	Base	53,242
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Typical	Typical	Above Average	Typical	53,242
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	95%	100%
						38,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1961	352	C 100	7,343	Avq+	76%	80%	100%	4,465
Encl Frame Porch	1961	80	C 100	2,677	Avq+	76%	95%	100%	1,933
Frame Shed	1987								350
1,214 SFLA									
Outbuilding Total									6,748

Acpt Land

14,700

Accepted Bldg

45,200

Total

59,900

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 342

FLEWELLING, JOAN E

Map/Lot:

001-037

Account: 274 Card: 1 of 1

Location:

114 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1192P199 B3180P161 B5239P226
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
77.00	Acres-Farmland Tillable	400.00	30,800	100%		30,800
12.00	Acres-Farmland Pasture	400.00	4,800	100%		4,800
2,200	\$/SF -Pavement	2.50	5,500	100%		5,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
14.00	Acres-Mixed Wood-Farm	165.00	2,310	100%		2,310
Total Acres 104.00 Land Total						60,410

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade C 110	Base	56,737
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,540
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-285
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1870	0	Typical	Typical	Very Good	Typical	57,992	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	95%	100%	44,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	1870	352	C 110	3,765	V.G.	80%	95%	100%	2,861
One Story Frame	1870	352	C 110	18,318	V.G.	80%	95%	100%	13,921
One Story Frame	1870	176	C 110	9,158	V.G.	80%	95%	100%	6,960
Frame Garage	1870	432	C 110	9,528	V.G.	80%	80%	100%	6,098
Frame Garage	1976	875	C 110	17,562	V.G.	87%	100%	100%	15,279
1,452 SFLA									
Outbuilding Total									45,119

Acpt Land

60,400

Accepted Bldg

89,200

Total

149,600

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 343

FLEWELLING, JOAN E

Map/Lot:

005-033

Account: 275 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1008P492 B3180P161

Reference 2
 Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.80	Acres-Rear Land (All)	500.00	1,900	100%		1,900
Total Acres 4.80						Land Total 11,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Rembrandt	M/H	1967		----	S O U N D		V A L U E	----		500
Outbuilding Total										500

Accpt Land

11,400

Accepted Bldg500 **Total**

11,900

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 344

FLEWELLING, JOAN E

Map/Lot:

002-014

Account: 276 Card: 1 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B1148P654 B3180P161 B5239P226
 Reference 2
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
81.00	Acres-Farmland Tillable	400.00	32,400	100%		32,400
34.00	Acres-Softwood-Farm	120.00	4,080	100%		4,080
11.00	Acres-Mixed Wood-Farm	165.00	1,815	100%		1,815
31.00	Acres-Hardwood-Farm	181.00	5,611	100%		5,611
5.00	Acres-Wasteland	60.00	300	100%		300
Total Acres 167.00						55,706

Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1988	960	E 100	6,720	Avq-	70%	100%	100%		4,704
Outbuilding Total										4,704
Accpt Land		55,700	Accepted Bldg			4,700	Total			60,400

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 345

FLEWELLING, JOAN E

Map/Lot:

002-014

Account: 276

Card: 2 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1148P654 B3180P161

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1977	300	E 100	2,100	Avq-	62%	100%	100%	1,302
Outbuilding Total									1,302
Accpt Land			0	Accepted Bldg			1,300	Total	1,300

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 346

FLEWELLING, JOAN E

Map/Lot:

002-014

Account: 276

Location:

HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	55,700	4,700	60,400	55,700	4,700	60,400
2	0	1,300	1,300	0	1,300	1,300
TOTAL	55,700	6,000	61,700	55,700	6,000	61,700

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 347

FLEWELLING, JOAN E

Map/Lot:

004-048-A

Account: 277 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B1269P345 B3180P161 B5239P226
 Reference 2
 Tran/Land/Bldg 1 1 99
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80.00	Acres-Farmland Tillable	400.00	32,000	100%		32,000
7.00	Acres-Wasteland	60.00	420	100%		420
49.00	Acres-Softwood-Farm	120.00	5,880	100%		5,880
31.00	Acres-Mixed Wood-Farm	165.00	5,115	100%		5,115
12.00	Acres-Hardwood-Farm	181.00	2,172	100%		2,172
Total Acres 179.00			Land Total			45,587
Acpt Land		45,600	Accepted Bldg	0	Total	45,600

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 348

FLEWELLING, JOAN

Map/Lot:

005-005-ON

Account: 278

Card: 1 of 5

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shop/MachShed(M)	1984	4860	D 100	115,073	Avq.	68%	75%	100%	58,688
Unfinished Attic	1984	400	D 100	2,939	Avq.	80%	100%	100%	2,351
Outbuilding Total									61,039
Acpt Land			0	Accepted Bldg			61,000	Total	61,000

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 349

FLEWELLING, JOAN

Map/Lot:

005-005-ON

Account: 278

Card: 2 of 5

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Paved

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Shop/MachShed(M)	2014	7200	E 100	103,950	Avq.	94%	75% 100%	73,285
Outbuilding Total								73,285
Accpt Land			0	Accepted Bldg			73,300 Total	73,300

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 350

FLEWELLING, JOAN

Map/Lot:

005-005-ON

Account: 278

Card: 3 of 5

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Shop/MachShed(M)	2013	9457	D 90	201,526	Avq.	93%	75%	100%	140,564
One Story Frame	2013	143	D 100	5,547	Avq.	94%	100%	100%	5,214
143 SFLA						Outbuilding Total			145,778
Acpt Land			0		Accepted Bldg	145,800	Total		145,800

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 351

FLEWELLING, JOAN

Map/Lot:

005-005-ON

Account: 278

Card: 4 of 5

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Paved

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
Shop/MachShed(M)	1975	4752	E 100	68,607	Avq.	60%	75%	100%	30,873
143 SFLA									30,873
Accpt Land						0	Accepted Bldg		30,900
						30,900	Total		30,900

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 352

FLEWELLING, JOAN

Map/Lot:

005-005-ON

Account: 278

Card: 5 of 5

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Pot.Hse (Qns) /0	1975	5000	A 100	135,000	Avq.	60%	75% 100%	60,750
143 SFLA							Outbuilding Total	60,750
Accpt Land			0	Accepted Bldg		60,800	Total	60,800

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 353

FLEWELLING, JOAN

Map/Lot:

005-005-ON

Account: 278

Location:

HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	61,000	61,000	0	61,000	61,000
2	0	73,300	73,300	0	73,300	73,300
3	0	145,800	145,800	0	145,800	145,800
4	0	30,900	30,900	0	30,900	30,900
5	0	60,800	60,800	0	60,800	60,800
TOTAL	0	371,800	371,800	0	371,800	371,800

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 354

FLEWELLING, JOAN E

Map/Lot:

008-018

Account: 279 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1787P035 B3081P101 B3180P161
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107.00	Acres-Farmland Tillable	400.00	42,800	100%		42,800
28.39	Acres-Mixed Wood-Farm	165.00	4,684	100%		4,684
Total Acres 135.39				Land Total		47,484
Accpt Land		47,500	Accepted Bldg		0	Total
						47,500

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 355

FLEWELLING, JOAN E

Map/Lot:

021-016

Account: 280

Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities Drilled Well
 Street Paved

CLASS Agricultural
 Reference 1 B1086P538 B3180P161
 Reference 2
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	9,500.00	6,916	100%		6,916
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.53					Land Total	10,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pot.Hse (Ons) /0	1976	5520	C 100	99.360	Good	75%	75%	100%		55.890
Outbuilding Total										55,890

Accpt Land

10,300

Accepted Bldg

55,900

Total

66,200

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F

Page 356

FLEWELLING, JOAN E

Map/Lot:

005-005

Account: 290 Card: 1 of 1

Location:

293 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2490P097 B3180P161
 Reference 2 M2490P100
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
20.00	Acres-Mixed Wood-Farm	165.00	3,300	100%		3,300
60.00	Acres-Farmland Tillable	400.00	24,000	100%		24,000
2,500	\$/SF -Pavement	2.50	6,250	75%	Condition	4,688
6,000	\$/SF -Pavement	2.50	15,000	50%	Condition	7,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
Total Acres 82.00 Land Total						75,488

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	616 Sqft	Grade D 115	Base	48,639
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-586
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area			Dwelling Condition			Unimproved		0	
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Typical	Typical	Above Average	Typical	47,240			
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)	
None			None		70%	95%	100%	31,415	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	112	D 115	4,996	Avq+	70%	95%	100%	3,322
Encl Frame Porch	1880	352	D 115	8,397	Avq+	70%	95%	100%	5,584
Open Frame Porch	1880	144	D 115	2,668	Avq+	70%	95%	100%	1,775
Unfinished Attic	1880	342	D 115	3,195	Avq+	70%	95%	100%	2,124
1 Story Basement	1880	342	D 115	19,072	Avq+	70%	95%	100%	12,682
Frame Garage	1994	888	C 100	16,180	Avq.	85%	85%	100%	11,690
1,388 SFLA									
Outbuilding Total									37,177

Acpt Land 75,500 Accepted Bldg 68,600 Total 144,100

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GAYLEN F. & JOAN E.

Page 357

FLEWELLING, BRENT C.

Map/Lot:

010-016

Account: 300 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities NoneNone
Street Paved

CLASS Residential

Reference 1 B5372P90

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
10.00	Acres-Rear Land (All)	500.00	5,000	100%		5,000
59.00	Acres-Tillable	1,000.00	59,000	100%		59,000
Total Acres 70.00					Land Total	73,500

Accpt Land

73,500

Accepted Bldg

0

Total

73,500

Easton
Name: FLEWELLING, GERALD F

Valuation Report

08/22/2016

Page 358

Map/Lot:

002-021

Account: 146 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/06/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2816P310 B5488P335

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
65.00	Acres-Farmland Tillable	400.00	26,000	100%		26,000
25.50	Acres-Farmland Pasture	400.00	10,200	100%		10,200
84.50	Acres-Wasteland	60.00	5,070	100%		5,070
Total Acres 177.00						Land Total 51,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	2014	264	B 100	4.509	Avg.	95%	100%	100%	4,284
Open Frame Porch	2014	72	D 100	1.298	Avg.	95%	100%	100%	1,233
Outbuilding Total									5,517

Acpt Land

51,300

Accepted Bldg

5,500

Total

56,800

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GERALD V

Page 359

FLEWELLING, BRUCE V JT

Map/Lot:

005-002-A

Account: 266 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities Drilled Well
 Street Paved

CLASS Agricultural
 Reference 1 B2407P332 B3366P296
 Reference 2
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Rear Land (All)	500.00	415	100%		415
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.83					Land Total	3,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pot.Hse (Ons) /0	1991	6000	A 100	162.000	Avg.	60%	75%	100%		72.900
Outbuilding Total										72,900

Accpt Land

3,800

Accepted Bldg

72,900

Total

76,700

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 360

Map/Lot:

004-045-A

Account: 281 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B1188P232

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
54.00	Acres-Farmland Tillable	400.00	21,600	100%		21,600
3.85	Acres-Farmland Pasture	400.00	1,540	45%	Fract. Sha	693
84.55	Acres-Mixed Wood-Farm	165.00	13,951	100%		13,951
Total Acres 144.40						Land Total 46,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value
							Func		Rcnld
Pot.Hse (Ons) /0	2014	6000	A 100	162.000	Avg.	93%	75%	100%	112.995
Outbuilding Total									112,995

Acpt Land	46,200	Accepted Bldg	113,000	Total	159,200
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Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GERALD V

Page 361

FLEWELLING, SUZANNE H

Map/Lot:

005-001

Account: 282 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B1536P258

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
132.06	Acres-Farmland Tillable	400.00	52,824	100%		52,824
35.94	Acres-Tillable	1,000.00	35,940	100%		35,940
Total Acres 169.00				Land Total		95,889
Accpt Land		95,900	Accepted Bldg	0	Total	95,900

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 362

Map/Lot:

005-002

Account: 283 Card: 1 of 6

Location:

247 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B0989P452 B3366P296 B3556P089
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
23.00	Acres-Farmland Tillable	400.00	9,200	100%		9,200
39,500	\$/SF -Pavement	2.50	98,750	100%		98,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
472.00	Acres-Mixed Wood-Farm	165.00	77,880	100%		77,880
Total Acres 499.00 Land Total						204,330

Dwelling Description

Replacement Cost New

Split Level	One Story	884 Sqft	Grade C 115	Base	52,728
Exterior	Wood Siding	Masonry Trim	272Sqft	Trim	1,752
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1508 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,265
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	5,635
Attic	None			Attic	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	71,380			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	59,245		
Outbuildings/Additions/Improvements						Percent Good	Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story Basement	1977	816	C 115	55,494	Avq.	76%	100%	100%	42,175
884 SFLA									42,175
Acpt Land		204,300	Accepted Bldg		101,400	Total		305,700	

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 363

Map/Lot:

005-002

Location:

HOULTON ROAD

Account: 283 Card: 2 of 6

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural
Reference 1 B0989P452 B3366P296 B3556P089

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Machine Shed(M).	2013	4344	D 100	81,226	Avq.	93%	75%	100%	56,655
One Story Frame	2013	456	D 100	17,689	Avq.	94%	100%	100%	16,628
Shop/MachShed(M)	2013	1080	D 100	25,572	Avq.	93%	55%	100%	13,080
1,340 SFLA									
						Outbuilding Total			86,363
Accpt Land			0	Accepted Bldg		86,400	Total		86,400

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 364

Map/Lot:

005-002

Account: 283 Card: 3 of 6

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B0989P452 B3366P296 B3556P089
Reference 2
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shop/MachShed(M)	1967	3264	D 100	77,283	Ava.	60%	75%	100%	34,778
1,340 SFLA									
						Outbuilding Total			34,778
Accpt Land			0	Accepted Bldg			34,800	Total	34,800

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 365

Map/Lot:

005-002

Account: 283 Card: 4 of 6

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B0989P452 B3366P296 B3556P089

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1983	620	E 100	4,340	Fair	44%	100%	100%	1,910
1,340 SFLA									
						Outbuilding Total			1,910
Accpt Land			0	Accepted Bldg			1,900	Total	1,900

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 366

Map/Lot:

005-002

Account: 283 Card: 5 of 6

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Industrial
Reference 1 B0989P452 B3366P296 B3556P089
Reference 2
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shop/MachShed(M)	1975	4806	D 100	113,794	Avg.	60%	75%	100%	51,207
1,340 SFLA									
						Outbuilding Total			51,207
Accpt Land			0	Accepted Bldg			51,200	Total	51,200

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 367

Map/Lot:

005-002

Account: 283 Card: 6 of 6

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B0989P452 B3366P296 B3556P089
Reference 2
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shop/MachShed(M)	2007	4800	D 100	113,652	Avg.	88%	75%	100%	75,010
1,340 SFLA									
						Outbuilding Total			75,010
Accpt Land			0	Accepted Bldg			75,000	Total	75,000

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 368

Map/Lot:

005-002

Account: 283

Location:

HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	204,300	101,400	305,700	204,300	101,400	305,700
2	0	86,400	86,400	0	86,400	86,400
3	0	34,800	34,800	0	34,800	34,800
4	0	1,900	1,900	0	1,900	1,900
5	0	51,200	51,200	0	51,200	51,200
6	0	75,000	75,000	0	75,000	75,000
TOTAL	204,300	350,700	555,000	204,300	350,700	555,000

Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 369

Map/Lot:

005-011

Account: 284 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Agricultural
Reference 1 B1313P060 B2961P286

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
68.00	Acres-Farmland Tillable	400.00	27,200	100%		27,200
42.43	Acres-Farmland Pasture	400.00	16,972	100%		16,972
36.33	Acres-Mixed Wood-Farm	165.00	5,994	100%		5,994
Total Acres 147.76						Land Total 59,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Storage Bldg /0	1988	80	C 100	3,173	Avg.	71%	100% 100%	2,253
Outbuilding Total								2,253

Accpt Land	59,700	Accepted Bldg	2,300	Total	62,000
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Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/22/2016

Page 370

Map/Lot:

021-018

Account: 285 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B1124P271

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	9,500.00	7,109	100%		7,109
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.56						Land Total 10,484

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Pot.Hse (Ons) /0	1972	5520	C 100	99.360	Good	75%	75%	100%		Rcnld 55,890
Outbuilding Total										55,890

Accpt Land

10,500

Accepted Bldg

55,900

Total

66,400

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GERALD V

Page 371

FLEWELLING, SUZANNE H

Map/Lot:

007-053-A

Account: 416 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/1992
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Baselot (Fract)	9,500.00	3,004	50%	Restricted	1,502
Total Acres 0.10					Land Total	1,502

Accpt Land	1,500	Accepted Bldg	0	Total	1,500
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Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GERALD V

Page 372

FLEWELLING, SUZANNE H

Map/Lot:

007-056

Account: 417 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 01/01/1992

Sale Price 150,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Partial Interest

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Baselot (Fract)	9,500.00	8,227	50%	Restricted	4,114
Total Acres 0.75				Land Total		4,114

Accpt Land

4,100

Accepted Bldg

0

Total

4,100

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GERALD V

Page 373

FLEWELLING, SUZANNE H

Map/Lot:

007-058

Account: 418 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/1992
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use	Residential
Topography	LevelRolling
Utilities	None
Street	Paved

CLASS Agricultural

Reference 1

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.26	Acres-Rear Land (All)	500.00	130	100%		130
15.63	Acres-Farmland Tillable	400.00	6,252	100%		6,252
3.06	Acres-Farmland Pasture	400.00	1,224	50%	Condition	612
16.05	Acres-Mixed Wood-Farm	165.00	2,648	100%		2,648
Total Acres 36.00					Land Total	19,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Pot.Hse-Modern	1970	4336	D 100	113,777	Avq-	50%	75%	100%	42,666
Outbuilding Total									42,666
Accpt Land		19,100	Accepted Bldg			42,700	Total		61,800

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GERALD V

Page 374

FLEWELLING, SUZANNE H

Map/Lot:

007-052

Account: 421 Card: 1 of 1

Location:

BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/1992
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use	Residential
Topography	LevelRolling
Utilities	None
Street	Paved

CLASS Residential

Reference 1 B1116P39

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108.00	Acres-Farmland Tillable	400.00	43,200	100%		43,200
33.60	Acres-Farmland Pasture	400.00	13,440	100%		13,440
183.40	Acres-Mixed Wood-Farm	165.00	30,261	100%		30,261
Total Acres 325.00					Land Total	86,901

Accpt Land

86,900

Accepted Bldg

0

Total

86,900

Easton

Valuation Report

08/22/2016

Name: FLEWELLING, GERALDINE G &

Page 375

YORK, PAULA A & FAY A JT

Map/Lot:

022-001

Account: 261 Card: 1 of 1

Location:

328 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B3939P268

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Topoqraphy	7,125
0.97	Acres-Rear Land (All)	500.00	485	100%		485
750	\$/SF -Pavement	2.50	1,875	100%		1,875
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.97						Land Total 16,985

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	49,824
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-255
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	49,569
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						37,177
None						
Phys. %						75%
Func. %						100%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1900	42	C 100	1,987	Good	75%	100%	100%		1,490
Encl Frame Porch	1900	56	D 100	1,745	Avq+	70%	100%	100%		1,222
Encl Frame Porch	1900	152	C 100	4,325	Good	75%	100%	100%		3,244
Frame Garage	1972	640	C 100	12,092	Avq.	74%	100%	100%		8,948
1,160 SFLA										
Outbuilding Total										14,904

Acpt Land

17,000

Accepted Bldg

52,100 Total

69,100

Easton
Name: FLEWELLING, LAWRENCE V.

Valuation Report

08/22/2016

Page 376

Map/Lot:

006-026

Account: 287 Card: 1 of 1

Location:

GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2439P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
129.00	Acres-Rear Land (All)	500.00	64,500	100%		64,500
32.00	Acres-Tillable	1,000.00	32,000	100%		32,000
Total Acres 162.00						Land Total 106,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
1.5 S-Gar	1948	1802	C 100	43.070	Fair	40%	75% 100%	12.921
Outbuilding Total								12,921

Accpt Land	106,000	Accepted Bldg	12,900	Total	118,900
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Easton

Valuation Report

08/22/2016

Name: FLEWELLING, LOREN B

Page 377

FLEWELLING, MARGARET ANNE

Map/Lot:

004-049-E

Account: 937 Card: 1 of 1

Location:

BANGOR RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/2000

Sale Price 10,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

Reference 1 B4434P144

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
Total Acres 10.00					Land Total	14,000

Accpt Land

14,000

Accepted Bldg

0

Total

14,000

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4434P144
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 06/01/1995
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.90	Acres-Rear Land (All)	500.00	1,450	100%		1,450
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.90						Land Total 18,450

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,826 Sqft	Grade C 105	Base	77,388
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,882
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,470
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Typical	Good	Typical	80,740
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	2011	336	C 100	4,704	Avq.	93%
1,826 SFLA						100%
Outbuilding Total						4,375

Acpt Land

18,500

Accepted Bldg

69,800

Total

88,300

Easton
Name: FLEWELLING, SUZANNE H

Valuation Report

08/22/2016

Page 379

Map/Lot:

004-047

Account: 289 Card: 1 of 1

Location:

274 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1824P163

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	9,500.00	9,405	100%		9,405
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.98 Land Total						16,905

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	836 Sqft	Grade D 110	Base	54,504
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial	SFLA	1,254	Insulation	-317
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	54,187
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	60%	100%	100%	32,512	

Accpt Land

16,900

Accepted Bldg

32,500

Total

49,400

Easton

Valuation Report

08/22/2016

Name: FLEWELLING-HANEY, LISA

Page 380

HANEY, HAROLD C

JT

Map/Lot:

022-002

Account: 288

Card: 1 of 1

Location:

338 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B3898P58-61

Reference 2
 Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.48	Acres-Rear Land (All)	500.00	740	100%		740
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.48						Land Total 17,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Titan M/H	2003	27X76	C 100	63,830	Avg.	53%	100%	100%		33,830
Unfin Basement	2003	2052	C 100	24,269	Avg.	89%	100%	100%		21,599
Open Frame Porch	2003	160	C 100	3,107	Avg.	89%	100%	100%		2,765
Frame BSMT Entrv	2003	24	C 100	955	Avg.	89%	100%	100%		850
Wood Deck	2003	24	D 100	235	Avg.	89%	100%	100%		209
Wood Deck	2003	192	C 100	1,510	Avg.	89%	100%	100%		1,344
Frame Shed	1950	240	C 100	3,360	Avg.	50%	100%	100%		1,680
2,052 SFLA										
Outbuilding Total										62,277

Acpt Land

17,700

Accepted Bldg

62,300

Total

80,000

Easton
Name: FOGG, DAWN G

Valuation Report

08/22/2016

Page 381

Map/Lot:

004-020-B

Location:

DUNCAN DRIVE

Account: 291 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/01/1994
Sale Price	6,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B3227P067 B3237P059

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
Total Acres 2.00			Land Total			10,000
Accpt Land		10,000	Accepted Bldg		0	Total 10,000

Easton
Name: FOREN, WAYNE S & MARJORIE D

Valuation Report

08/22/2016

Page 382

Map/Lot:

004-047-A

Account: 296 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5085P188

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.44	Acres-Rear Land (All)	500.00	2,220	100%		2,220
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.44 Land Total						19,220

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,254 Sqft	Grade D 110	Base	72,739
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	Typical	Typical	Above Average	Typical	72,739	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	96%	100%	48,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	575	D 110	9,285	Avq.	92%	100%	100%	8,542
One Story Frame	1880	320	D 110	13,655	Avq+	70%	96%	100%	9,176
Wood Deck	1880	381	D 110	2,602	Avq+	70%	100%	100%	1,821
2S Frame Shed	1880	450	D 110	8,688	Avq+	70%	80%	100%	4,866
Barn	1880	1700	D 110	29,528	Avq+	70%	65%	100%	13,436
2,514 SFLA									37,841

Outbuilding Total

Acpt Land

19,200

Accepted Bldg

86,700 **Total**

105,900

Easton

Valuation Report

08/22/2016

Name: FOREN, WAYNE S & MARJORIE D (TRUSTEES)

Page 383

FOREN INTER VIVOS TRUSTS 11/28/2007

Map/Lot:

004-047-C

Account: 911

Card: 1 of 1

Location:

HOULTON RD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

Reference 1 B5016P237 B5085P188

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
28.56	Acres-Rear Land (All)	500.00	14,280	100%		14,280
Total Acres 29.56				Land Total		23,780
Accpt Land		23,800	Accepted Bldg	0	Total	23,800

Easton
Name: FOSTER, SHERYL G

Valuation Report

08/22/2016

Page 384

Map/Lot:

020-009-A-001

Account: 122 Card: 1 of 1

Location:

1 JOHNSON TRAILER PARK

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1972 12X56 MOBILE HOME

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1972	12X66	C 100	20,578	Fair	15%	85%	100%	2,624
Encl Frame Porch	1993	32	D 100	1,294	Fair	57%	100%	100%	738
Frame Shed	1972			- - - - S O U N D V A L U E - - - -					250
824 SFLA				Outbuilding Total					3,612
Accpt Land			0	Accepted Bldg			3,600	Total	3,600

Easton
Name: FOX, BRADLEY R & SUE A

Valuation Report
JT

08/22/2016

Page 385

Map/Lot:

006-017

Account: 681 Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/14/2012
Sale Price	38,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5123P188

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
12.25	Acres-Rear Land (All)	500.00	6,125	100%		6,125
13.00	Acres-Tillable	1,000.00	13,000	100%		13,000
Total Acres 26.25					Land Total	28,625

Accpt Land

28,600

Accepted Bldg

0

Total

28,600

Easton
Name: FOX, BRADLEY R & SUE A

Valuation Report
JT

08/22/2016

Page 386

Map/Lot:

006-016

Account: 682 Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5123P188

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description		
Units	Method - Description	Price/Unit
1.00	Acres-Baselot	9,500.00
4.00	Acres-Rear Land (All)	500.00
5.00	Acres-Tillable	1,000.00
Total Acres 10.00		
Accpt Land		16,500
Accepted Bldg		0
Total		16,500

Easton
Name: FRANCIS M MALCOLM INST

Valuation Report

08/22/2016

Page 387

Map/Lot:

010-017

Account: 301 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1578P046 B5274P160

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
60.00	Acres-Rear Land (All)	500.00	30,000	100%		30,000
7.00	Acres-Tillable	1,000.00	7,000	100%		7,000
Total Acres 68.00			Land Total			46,500

Accpt Land	46,500	Accepted Bldg	0	Total	46,500
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Easton
Name: FRANCIS M MALCOLM INST

Valuation Report

08/22/2016

Page 388

Map/Lot:

010-016-A

Account: 302 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Institutional

Reference 1 B1578P046

Reference 2

Tran/Land/Bldg 1 7 72

Recertified Date 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
4.93	Acres-Rear Land (All)	500.00	2,465	100%		2,465
6.000	\$/SF -Pavement	2.50	15,000	75%	Condition	11,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.93						Land Total 40,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
School /0	1982	2100	E 100	305.828	Avg.	66%	100%	100%	201,846
One Story Frame	1982	770	E 100	18.213	Avg.	79%	100%	100%	14,388
Unfin Basement	1982	770	E 100	4.554	Avg.	79%	100%	100%	3,598
Wood Deck	1982	887	E 100	3.285	Avg.	79%	100%	100%	2,595
One Story Frame	1982	230	E 100	5.441	Avg.	79%	100%	100%	4,298
Open Frame Porch	1982	25	E 100	384	Avg.	79%	100%	100%	303
Frame Shed	1991	480	D 100	5.510	Fair	54%	100%	100%	2,975
1,000 SFLA									Outbuilding Total 230,003

Acpt Land

40,200

Accepted Bldg

230,000

Total

270,200

Easton
Name: FRANCIS M MALCOLM INST

Valuation Report

08/22/2016

Page 389

Map/Lot:

010-017-A

Account: 920 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
60.00	Acres-Rear Land (All)	500.00	30,000	100%		30,000
7.00	Acres-Tillable	1,000.00	7,000	100%		7,000
Total Acres 68.00				Land Total		46,500
Accpt Land		46,500	Accepted Bldg	0	Total	46,500

Easton
Name: FRANCIS, CAROL

Valuation Report

08/22/2016

Page 390

Map/Lot:

007-032-ON

Account: 877 Card: 1 of 1

Location:

190 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

Reference 1 1966 12X55 RICHARDSON

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Richardson M/H	1966	12X55	B 100	20,273	Avq-	20%	85%	100%	3,446
One Story Frame	1977	132	D 100	5,121	Avq.	76%	100%	100%	3,892
Frame Shed	1977								400
792 SFLA									
						----- S O U N D V A L U E -----			
						Outbuilding Total			7,738
Accpt Land			0	Accepted Bldg			7,700	Total	7,700

Easton
Name: FRANCIS, CAROL A

Valuation Report

08/22/2016

Page 391

Map/Lot:

023-002

Account: 294 Card: 1 of 1

Location:

55 PERRY ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/1994
Sale Price	4,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B2742P292 B2742P289 SEA BREEZE
Reference 2 M2742P295-307 1995 28X74 NORRIS
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
750	\$/SF -Pavement	2.50	1,875	75%	Condition	1,406
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40						Land Total 18,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1994	240	D 100	5,199	Avq.	85%	100%	100%	4,419
Wood Deck	1994	300	D 100	1,883	Avq.	85%	100%	100%	1,601
Double Wide MH	1994	27X71	C 100	60,837	Avq.	25%	100%	100%	15,209
Unfin Basement	1994	1917	C 100	22,673	Avq.	85%	100%	100%	19,272
2,157 SFLA									
Outbuilding Total									40,501
Acpt Land		18,600	Accepted Bldg		40,500	Total			59,100

Easton

Valuation Report

08/22/2016

Name: FRANK, RICHARD J

Page 392

FRANK, PAMELA L

Map/Lot:

004-020-M

Account: 631 Card: 1 of 1

Location:

29 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/01/1992
 Sale Price 72,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B2435P143 B2605P114-6

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
2,520	\$/SF -Pavement	2.50	6,300	75%	Condition	4,725
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 22,225

Dwelling Description**Replacement Cost New**

Item	Description	Quantity	Unit	Material	Cost
Raised Ranch	One Story	1,056	Sqft	Grade C 105	53,483
Exterior	Vinyl/Aluminum			Masonry Trim	0
Dwelling Units	1 OTHER Units-0			Roof Cover	0
				Asphalt Shingles	0
Foundation	Concrete			Dry Full Bmt	0
Fin. Basement Area	1056 Sqft, Grade C			Basement Gar	7,203
Heating	100% Forced Warm			Cooling	0
Rooms	8				0
Bedrooms	4			Add Fixtures	0
Baths	2			Half Baths	0
Attic	None				0
FirePlaces	0				0
Insulation	Full				0
Unfin. Living Area	NONE				0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Above Average	Typical	62,891
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				85%	100%	100%
						Value(Rcnld)
						53,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1SFr Overhang	1988	23	C 105	1,144	Avq+	85%	100%	100%		972
1SFr Overhang	1988	15	C 105	746	Avq+	85%	100%	100%		634
Frame BSMT Entry	1988	48	C 105	1,419	Avq+	85%	100%	100%		1,206
Wood Deck	1990	216	C 105	1,768	Avq.	83%	100%	100%		1,467
Frame Garage	1990	960	C 105	18,235	Avq.	83%	100%	100%		15,135
Frame Shed	2011	240	C 105	3,528	Avq.	93%	100%	100%		3,281
1,094 SFLA										
Outbuilding Total										22,695

Acpt Land

22,200

Accepted Bldg

76,200

Total

98,400

Easton
Name: FRASER, ADRIAN S

Valuation Report

08/22/2016

Page 393

Map/Lot:

007-051-A

Account: 299 Card: 1 of 1

Location:

69 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1831P58

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	90%	Fract. Sha	6,750
Total Acres 1.00 Land Total						16,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	640 Sqft	Grade C 100	Base	52,544
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-878
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-269
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1976	0	Typical	Typical	Above Average	Typical	52,097	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	95%	100%	40,089

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2011	196	C 100	9,272	Avq.	93%	100%	100%	8,623
Wood Deck	2011	48	C 100	461	Avq.	93%	100%	100%	429
Encl Frame Porch	2011	240	C 100	6,340	Avq.	93%	100%	100%	5,896
Frame Shed	1900	224	D 100	2,572	Avq-	50%	100%	100%	1,286
1,396 SFLA									
Outbuilding Total									16,234

Acpt Land

16,300

Accepted Bldg

56,300

Total

72,600

Easton
Name: FULLER, CINDY

Valuation Report

08/22/2016

Page 394

Map/Lot:

004-028

Account: 303 Card: 1 of 1

Location:

274 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1760P65

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Size/Shape	7,125
7.30	Acres-Rear Land (All)	500.00	3,650	75%	Size/Shape	2,738
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 8.30			Land Total			17,363

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	864 Sqft	Grade D 110	Base	57,969
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,760
Fin. Basement Area	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	Partial	SFLA	908	Insulation	-382
Unfin. Living Area	40%			Unfinished	-7,943

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	Typical	Typical	Below Average	Typical	41,884	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		69%	100%	100%	28,900

Acpt Land

17,400

Accepted Bldg

28,900

Total

46,300

Easton

Valuation Report

08/22/2016

Name: FULLER, DAVID B

Page 395

BEAULIER-FULLER, TAMMY

JT

Map/Lot:

005-024-A

Account: 132

Card: 1 of 1

Location:

173 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/2003
Sale Price	20,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Mobile Home

Reference 1 B4943P121

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	9,500.00	7,600	75%	Access	5,700
1,200	\$/SF -Pavement	2.50	3,000	50%	Condition	1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.64						Land Total 14,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Burlington M/H	1975	14X66	A 100	34,101	Fair	15%	100%	100%	5,115
Wood Deck	1998	56	C 100	520	Avq.	87%	100%	100%	452
Open Frame Porch	1988	96	D 100	1,639	Avq.	82%	100%	100%	1,344
Frame Garage	1975	416	D 100	6,887	Avq.	75%	100%	100%	5,165
Canopy	1990	286	D 100	2,232	Fair	53%	100%	100%	1,183
924 SFLA									Outbuilding Total 13,259

Accpt Land

14,700

Accepted Bldg

13,300

Total

28,000

Easton

Valuation Report

08/22/2016

Name: FULLER, DAVID B

Page 396

BEAULIER-FULLER, TAMMY

JT

Map/Lot:

005-023

Account: 307

Card: 1 of 1

Location:

177 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/01/1992
Sale Price	28,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS	Residential
Reference 1	B4943P121

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.63	Acres-Rear Land (All)	500.00	315	100%		315
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres	1.63				Land Total	17,315

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	825 Sqft	Grade D 110	Base	54,105
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2001	Typical	Typical	Above Average	Typical	55,999
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	95%	100%	37,239	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	2000	310	D 110	13,228 Avq.	88% 100% 100%	
1 & 1/2 Story Fr	1890	210	D 110	12,994 Avq+	70% 95% 100%	
Frame Shed	1890	372	D 110	4,697 Avq+	70% 50% 100%	
Open Frame Porch	1890	189	D 110	3,255 Avq+	70% 95% 100%	
Wood Deck	2000	431	C 100	3,250 Avq.	88% 100% 100%	
1.25 S-Gar	2011	1536	C 100	30,381 Avq.	93% 75% 100%	
Frame Garage	1920	676	C 100	12,685 Fair	40% 100% 100%	
1,863 SFLA					Outbuilding Total	

Acpt Land

17,300

Accepted Bldg

90,500

Total

107,800

Easton

Valuation Report

08/22/2016

Name: FULLER, DAVID B

Page 397

BEAULIER-FULLER, TAMMY

JT

Map/Lot:

005-024

Account: 311

Card: 1 of 1

Location:

177 LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Agricultural

Reference 1 B4943P121

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
35.25	Acres-Rear Land (All)	500.00	17,625	100%		17,625
47.00	Acres-Tillable	1,000.00	47,000	100%		47,000
Total Acres 83.25						Land Total 74,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
Frame Shed	2015	1920	C 100	26,880	Avq.	95%	85%	100%	21,706
Concrete Pad /CF	2015	1920	C 100	7,623	C Gr	95%	85%	100%	6,156
Outbuilding Total									27,862

Accpt Land

74,100

Accepted Bldg

27,900

Total

102,000

Easton

Valuation Report

08/22/2016

Name: FULLER, W SCOTT & GLENNIS TRUSTEES

Page 398

W SCOTT FULLER NOMINEE TRUST

Map/Lot:

008-020-B

Account: 308 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B3320P009

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
2.60	Acres-Rear Land (All)	500.00	1,300	100%		1,300
Total Acres 3.60					Land Total	10,800
Accpt Land	10,800	Accepted Bldg	0	Total		10,800

Easton

Valuation Report

08/22/2016

Name: GADAIRE, THOMAS W

Page 399

GADAIRE, LISA M

Map/Lot:

004-045

Account: 242

Card: 1 of 1

Location:

354 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Date 06/01/1999

Sale Price 9,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3291P072

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.50	Acres-Rear Land (All)	500.00	250	100%		250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.50						Land Total 17,250

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,026 Sqft	Grade D 105	Base	61,191
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,039
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Fair	Typical	60,152
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	91%	100%	21,895	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1870	24	D 105	1,504	Fair	40%	91%	100%	548
Encl Frame Porch	1870	472	D 105	10,031	Fair	40%	91%	100%	3,651
1 & 3/4 Story Fr	1870	168	D 105	11,281	Fair	40%	91%	100%	4,106
Open Frame Porch	1870	108	D 105	1,900	Fair	40%	95%	100%	722
Frame Shed	1870	153	D 105	1,844	Fair	40%	80%	100%	590
Frame Shed	1980	240	D 105	2,893	Avq.	78%	80%	100%	1,806
2,586 SFLA									11,423

Acpt Land

17,300

Accepted Bldg

33,300

Total

50,600

Easton

Valuation Report

08/22/2016

Name: GAGNON, RICHARD P & MARGARET A JT

Page 400

Map/Lot:

008-014

Account: 160 Card: 1 of 1

Location:

112 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/01/2002
Sale Price	25,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Residential

Reference 1 B3628P315 B3644P333 4604P054

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	9,500.00	6,443	100%		6,443
670	\$/SF -Pavement	2.50	1,675	100%		1,675
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.46					Land Total	15,618

Dwelling Description

Replacement Cost New

Conventional	One Story	384 Sqft	Grade D 100	Base	25,474
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,776
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-353
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
1966	2009	Typical	Typical	Good	Typical	20,345
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	16,479	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
One Story Frame	2008	620	D 100	24,052 Avq.	92% 100% 100%	22,128
Open Frame Porch	2008	120	D 100	1,979 Avq.	92% 100% 100%	1,821
Frame Shed	1966			---- SOUND VALUE ----		850
Frame Shed	1966			---- SOUND VALUE ----		250
1,004 SFLA					Outbuilding Total	25,049
Acpt Land		15,600	Accepted Bldg		41,500	Total
						57,100

Easton
Name: GAGNON, ROBERT & DIANE

Valuation Report

08/22/2016

Page 401

Map/Lot:

023-005

Location:

PERRY ROAD

Account: 753 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/30/2006
Sale Price	7,630
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B4939P172

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.80	Acres-Rear Land (All)	500.00	400	100%		400
Total Acres 1.80				Land Total		9,900

Accpt Land	9,900	Accepted Bldg	0	Total	9,900
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Easton
Name: GAGNON, ROBERT & DIANE JT

Valuation Report

08/22/2016

Page 402

Map/Lot:

023-006

Account: 754 Card: 1 of 1

Location:

77 PERRY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4840 P25
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 06/25/2010
Sale Price 165,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.60	Acres-Rear Land (All)	500.00	300	100%		300
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.60						Land Total 17,300

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	Two Story	850 Sqft	Grade C 115	Base	76,326
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,025
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,220
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	83,571
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100%	75,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	204	C 115	4,449	Avq.	90%	100%	100%	4,004
Wood Deck	2013	315	C 115	2,766	Avq.	94%	100%	100%	2,600
Frame Shed	2013	192	C 100	2,688	Avq.	94%	100%	100%	2,527
1,700 SFLA									9,131

Accpt Land

17,300

Accepted Bldg

84,300

Total

101,600

Easton
Name: GALLAGHER, MICHAEL & GALLAGHER,

Valuation Report

08/22/2016

Page 403

Map/Lot:

018-048

Account: 738 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

Sale Data
Sale Date 07/17/2015
Sale Price 235,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

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

CLASS Commercial
Reference 1 B5024P218 B5446P233
Reference 2

Tran/Land/Bldg 1 2 22

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	9,500.00	4,353	200%	Environmen	8,707
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.21						Land Total 16,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Supermarket /0	1986	4080	C 100	530,825	Avq.	70%	65%	100%	241,526
Open Frame Porch	1986	120	C 100	2,414	Avq.	81%	100%	100%	1,955
Frame Shed	1990	240	C 100	3,360	Avq.	83%	80%	100%	2,231
Outbuilding Total									245,712

Accpt Land

16,200

Accepted Bldg

245,700

Total

261,900

Easton

Valuation Report

08/22/2016

Name: GARDNER, JAMES P JR & AVERILL A

JT

Page 404

Map/Lot:

002-020-H

Account: 1049 Card: 1 of 1

Location:

186 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/10/2011
Sale Price	70,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Mobile Home

Reference 1 B4936P121

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	Acres-Secondary	.00		100%		0
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2013	200	D 100	2.296	Avq.	94%	100%	100%		2,158
Encl Frame Porch	2013	108	D 100	2.722	Avq.	94%	100%	100%		2,559
Frame Garage	2013	840	C 100	15.389	Avq.	94%	100%	100%		14,466
Double Wide MH	2003	27X63	B 100	74.448	Avq.	53%	92%	100%		36,301
1,809 SFLA										Outbuilding Total 55,484

Acpt Land

17,000

Accepted Bldg

55,500

Total

72,500

Easton
Name: GAUVIN, KATHLEEN A

Valuation Report

08/22/2016

Page 405

Map/Lot:

004-057-C

Account: 313 Card: 1 of 1

Location:

76 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/01/1989
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B2229P071
Reference 2 M2498P116
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00 Land Total						17,500

Dwelling Description

Replacement Cost New

Split Level	One Story	1,336 Sqft	Grade C 105	Base	62,176
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,677
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	66,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	55,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	192	C 105	1,585	Avq.	84%	100%	100%	1,331
Encl Frame Porch	2015	100	C 105	3,292	Avq.	95%	100%	100%	3,127
Open Frame Porch	2015	40	C 105	1,080	Avq.	95%	100%	100%	1,026
Canopy	2015	40	C 105	400	Avq.	95%	100%	100%	380
Frame Garaqe	2015	672	C 115	14,512	Avq.	95%	100%	100%	13,786
1,436 SFLA									
Outbuilding Total									19,650

Acpt Land

17,500

Accepted Bldg

75,100 Total

92,600

Easton
Name: GILBERT, EARL & WENDY

Valuation Report

08/22/2016

Page 406

Map/Lot:

007-046

Account: 223 Card: 1 of 1

Location:

41 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/17/2015
Sale Price	5,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS Mobile Home
Reference 1 B5420P206

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	9,500.00	8,227	100%		8,227
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.75						15,727

Outbuildings/Additions/Improvements						Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Marquis M/H	1973	12X61	C 100	19.332	Fair	15%	85%	100%	2.465	
One Story Frame	2010	120	E 100	2.838	Avq.	93%	100%	100%	2.639	
Wood Deck	2010	24	D 100	235	Avq.	93%	100%	100%	219	
Wood Deck	1998	50	D 100	390	Avq.	87%	100%	100%	339	
Frame Shed	1973			----- S O U N D V A L U E -----					500	
Frame Shed	1973			----- S O U N D V A L U E -----					400	
852 SFLA				Outbuilding Total					6,562	
Accpt Land		15,700	Accepted Bldg		6,600	Total		22,300		

Easton

Valuation Report

08/22/2016

Name: GILMAN, GARTH

Page 407

GILMAN, LORI

Map/Lot:

004-002-A

Account: 545

Card: 1 of 1

Location:

138 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/01/1993
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

CLASS Residential
 Reference 1 B2609P079

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	9,500.00	4,556	100%		4,556
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.23						Land Total 12,056

Dwelling Description**Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade D 110	Base	55,520
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-786
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1944	1997	Typical	Typical	Average	Typical	54,734
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	95%	100%	31,198	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1948	360	D 110	6,742	Avq-	50%	80%	100%	2,697
Frame Shed	1948	336	D 110	4,243	Avq-	50%	80%	100%	1,698
One Story Frame	1997	192	D 110	8,193	Avq.	86%	100%	100%	7,046
1,488 SFLA									
Outbuilding Total									11,441

Acpt Land

12,100

Accepted Bldg

42,600

Total

54,700

Easton
Name: GINGERICH, JACOB J & ANNIE S

Valuation Report

08/22/2016

Page 408

Map/Lot:

008-020-E

Account: 900 Card: 1 of 1

Location:

184 FOREST AVE

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well
Street Paved

CLASS Residential
Reference 1 B4875P221

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 10/18/2010
Sale Price 64,350
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
55.00	Acres-Rear Land (All)	500.00	27,500	100%		27,500
15.50	Acres-Tillable	1,000.00	15,500	100%		15,500
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 71.50					Land Total	55,875

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,560 Sqft	Grade D 110	Base	84,328
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-9,284
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Obsolete	None	Average	Typical	73,150
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	76%	100%
						51,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	2010	540	E 100	2,570	Avq.	93%	100%	100%	2,390
Frame Shed	2012	210	C 100	2,940	Avq.	94%	80%	100%	2,211
Frame Shed	2012	266	C 100	3,724	Avq.	94%	80%	100%	2,801
Frame Shed	2010			----- S O U N D V A L U E -----					500
Barn	2013	1800	C 100	34,397	Avq.	94%	75%	100%	24,250
2,730 SFLA									32,152

Acpt Land	55,900	Accepted Bldg	83,900	Total	139,800
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Easton
Name: GINGERICH, JONAS & KATIE

Valuation Report
JT

08/22/2016

Page 409

Map/Lot:

004-053

Account: 596 Card: 1 of 4

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4861P301

Reference 2
Tran/Land/Bldg 3 2 15

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
31.50	Acres-Rear Land (All)	500.00	15,750	100%		15,750
40.50	Acres-Tillable	1,000.00	40,500	100%		40,500
Total Acres 73.00			Land Total			75,250

Dwelling Description

Replacement Cost New

Conventional	Two Story	936 Sqft	Grade D 100	Base	57,510
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,076
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	None	None	Average	Typical	41,194	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	67%	100%	25,668

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	128	D 100	2,093	Avq.	93%	72%	100%	1,401
Frame Shed	2011	1106	D 100	12,696	Avq.	93%	55%	100%	6,494
Open Frame Porch	2011	172	D 100	2,717	Avq.	93%	72%	100%	1,819
One Story Frame	2011	480	D 100	18,621	Avq.	93%	67%	100%	11,603
One Story Frame	2011	480	D 100	18,621	Avq.	93%	67%	100%	11,603
Open Frame Porch	2011	48	D 100	956	Avq.	93%	72%	100%	640
2,832 SFLA									
Outbuilding Total									33,560

Acpt Land

75,300

Accepted Bldg

59,200

Total

134,500

Easton
Name: GINGERICH, JONAS & KATIE

Valuation Report
JT

08/22/2016

Page 410

Map/Lot:

004-053

Account: 596 Card: 2 of 4

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Residential
Reference 1 B4861P301

Reference 2
Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.00				Land Total		3,375

Dwelling Description

Replacement Cost New

Conventional	Two Story	836 Sqft	Grade D 110	Base	59,313
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,078
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,894
Attic	Floor & Stairs			Attic	1,350
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Obsolete	None	Average	Typical	52,691
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	94%	73%	100%	36,157	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	304	D 110	5,051	Avq.	94%	73%	100%	3,466
One Story Frame	2012	456	D 110	19,458	Avq.	94%	73%	100%	13,352
Open Frame Porch	2012	96	D 110	1,802	Avq.	94%	73%	100%	1,237
Frame Shed	2012	352	D 110	4,445	Avq.	94%	80%	100%	3,342
Frame Shed	2012	464	D 110	5,860	Avq.	94%	80%	100%	4,406
2,128 SFLA									
Outbuilding Total									25,803

Acpt Land

3,400

Accepted Bldg

62,000

Total

65,400

Easton
Name: GINGERICH, JONAS & KATIE

Valuation Report
JT

08/22/2016

Page 411

Map/Lot:

004-053

Account: 596 Card: 3 of 4

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4861P301

Reference 2
Tran/Land/Bldg 3 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2010	1536	E 100	10,752	Avq.	93%	75%	100%	7,499
2 Story Barn	2010	2048	E 100	30,386	Avq.	93%	75%	100%	21,194
Frame Shed	2010	240	D 100	2,755	Avq.	93%	100%	100%	2,562
2,128 SFLA									
						Outbuilding Total			31,255
Accpt Land			0	Accepted Bldg		31,300	Total		31,300

Easton
Name: GINGERICH, JONAS & KATIE

Valuation Report
JT

08/22/2016

Page 412

Map/Lot:

004-053

Account: 596 Card: 4 of 4

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4861P301

Reference 2
Tran/Land/Bldg 3 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfinished Attic	2010	3952	C 100	15,519	Avg.	93%	75%	100%	10,825
Barn	2010	3952	C 100	70,166	Avg.	93%	75%	100%	48,940
Unfin Basement	2010	3952	C 100	46,741	Avg.	93%	75%	100%	32,602
Unfinished Attic	2010	456	C 100	3,772	Avg.	93%	80%	100%	2,806
Frame Shed	2010	456	C 100	6,384	Avg.	93%	80%	100%	4,750
Unfinished Attic	2010	608	C 100	4,283	Avg.	93%	80%	100%	3,186
Frame Shed	2010	608	C 100	8,512	Avg.	93%	80%	100%	6,333
Frame Garage	2015	960	C 100	17,367	Avg.	95%	75%	100%	12,374
2,128 SFLA								Outbuilding Total	121,816
Accpt Land		0	Accepted Bldg	121,800	Total				121,800

Easton
Name: GINGERICH, JONAS & KATIE

Valuation Report
JT

08/22/2016
Page 413
004-053
BANGOR ROAD

Account: 596

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	75,300	59,200	134,500	75,300	59,200	134,500
2	3,400	62,000	65,400	3,400	62,000	65,400
3	0	31,300	31,300	0	31,300	31,300
4	0	121,800	121,800	0	121,800	121,800
TOTAL	78,700	274,300	353,000	78,700	274,300	353,000

Easton
Name: GINGERICH,SAMUEL & MATTIE D

Valuation Report

08/22/2016
Page 414
006-018-ON
430 LADNER RD

Account: 925 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 BUILDING ON LEASED LAND

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.5 S-Gar	2013	1872	C 100	44,742	Avq.	94%	75%	100%	31,543
Open Frame Porch	2013	296	C 100	5,461	Avq.	94%	100%	100%	5,133
Encl Frame Porch	2013	280	C 100	7,255	Avq.	94%	100%	100%	6,820
280 SFLA						Outbuilding Total			43,496
Accpt Land			0	Accepted Bldg		43,500	Total		43,500

Easton
Name: GLICK, ELI H & NAOMI J

Valuation Report
JT

08/22/2016

Page 415

Map/Lot:

008-023-C

Account: 909 Card: 1 of 3

Location:

328 FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well
Street Paved

Reference 1 B5049P110

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
93.00	Acres-Rear Land (All)	500.00	46,500	100%		46,500
86.00	Acres-Farmland Tillable	400.00	34,400	100%		34,400
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
71.00	Acres-Farmland Pasture	400.00	28,400	100%		28,400
Total Acres 251.00						Land Total 122,175

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,120 Sqft	Grade D 105	Base	61,860
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-7,020
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,824
Rooms	6				
Bedrooms	5	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Obsolete	None	Average	Typical	47,208
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	81%	100%	35,944	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	96	D 105	1,720	Avq.	94%	81%	100%	1,310
Canopy	2013	128	D 105	1,049	Avq.	94%	81%	100%	799
Frame Shed	2013	680	D 105	8,196	Avq.	94%	80%	100%	6,163
Frame Shed	2013			----- S O U N D V A L U E -----					200
Silo 14 Base/Hi	2013	45	C 100	11,500	Avq.	94%	50%	100%	5,405
Silo 14 Base/Hi	2013	45	C 100	11,500	Avq.	94%	50%	100%	5,405
1,680 SFLA									
Outbuilding Total									19,282

Acpt Land

122,200

Accepted Bldg

55,200

Total

177,400

Easton
Name: GLICK, ELI H & NAOMI J

Valuation Report
JT

08/22/2016

Page 416

Map/Lot:

008-023-C

Account: 909 Card: 2 of 3

Location:

328 FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well
Street Paved

Reference 1 B5049P110

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	Two Story	760 Sqft	Grade D 115	Base	58,873
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,872
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,640
Attic	Floor & Stairs			Attic	1,331
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area		NONE		Dwelling Condition			Unimpr. Area			0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2014	0	Obsolete	None	Average	Typical			51,692		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		95%	71%	100%	34,866			
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story Basement	2014	456	D 115	25,428	Avq.	95%	71%	100%	17,151	
Unfinished Attic	2014	368	D 115	3,278	Avq.	95%	71%	100%	2,211	
Frame Shed	2014	738	D 115	9,743	Avq.	95%	80%	100%	7,405	
Open Frame Porch	2014	90	D 115	1,786	Avq.	95%	71%	100%	1,205	
1,520 SFLA				Outbuilding Total			27,972			
Acpt Land			0	Accepted Bldg			62,800	Total	62,800	

Easton
Name: GLICK, ELI H & NAOMI J

Valuation Report
JT

08/22/2016

Page 417

Map/Lot:

008-023-C

Account: 909 Card: 3 of 3

Location:

328 FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities
Street Paved

Reference 1 B5049P110

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	2013	5280	C 100	92.238	Avg.	94%	75%	100%	65.028
Unfinished Attic	2013	5280	C 100	19.981	Avg.	94%	100%	100%	18.782
Frame Shed	2013	481	C 100	6.733	Avg.	94%	80%	100%	5.063
Frame Shed	2013	153	C 100	2.141	Avg.	94%	80%	100%	1.610
Frame Shed	2013	481	C 100	6.733	Avg.	94%	80%	100%	5.063
Canopy	2013	296	E 100	1.409	Avg.	94%	100%	100%	1.324
Canopy	2013	304	E 100	1.447	Avg.	94%	100%	100%	1.360
Frame Shed	2013	120	B 100	2.050	Avg.	94%	80%	100%	1.542
Canopy	2013	200	E 100	952	Avg.	94%	100%	100%	895
Frame Shed	2013			---- SOUND VALUE ----					7.000
1,520 SFLA								Outbuilding Total	107.667
Acpt Land			0	Accepted Bldg			107,700	Total	107,700

Easton
Name: GLICK, ELI H & NAOMI J

Valuation Report
JT

08/22/2016

Page 418

Map/Lot:

008-023-C

Account: 909

Location:

328 FULLER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	122,200	55,200	177,400	122,200	55,200	177,400
2	0	62,800	62,800	0	62,800	62,800
3	0	107,700	107,700	0	107,700	107,700
TOTAL	122,200	225,700	347,900	122,200	225,700	347,900

Easton
Name: GLICK, ELI H. & NAOMI J.

Valuation Report

08/22/2016

Page 419

Map/Lot:

008-025

Account: 321 Card: 1 of 1

Location:

308 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/02/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

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

CLASS	Residential		
Reference 1	B5400P0254 FORECLOSURE SALE		
Reference 2			
Tran/Land/Bldg	1 1 1		
Recertified Date	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 10.00						Land Total 21,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	816 Sqft	Grade D 115	Base	52,833
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	1,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-377
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Fair	Typical	54,436			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		40%	75%	100%	16,331		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 & 1/2 Story Fr	1900	432	D 115	27,946	Fair	40%	75%	100%	8,384
Unfin Basement	1900	432	D 115	4,818	Fair	40%	75%	100%	1,445
Wood Deck	1900	764	D 100	4,652	Fair	40%	100%	100%	1,861
Frame Shed	1900	72	D 100	827	Fair	40%	100%	100%	331
2 Story Barn	2015	288	C 100	14,802	Fair	85%	75%	100%	9,436
2,076 SFLA									Outbuilding Total 21,457
Acpt Land		21,500	Accepted Bldg		37,800	Total			59,300

Easton
Name: GONYA, KAREN L

Valuation Report

08/22/2016

Page 420

Map/Lot:

005-001-C

Account: 25 Card: 1 of 1

Location:

207 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/01/1996

Sale Price 38,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B2937P189

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	9,500.00	9,112	100%		9,112
500	\$/SF -Pavement	2.50	1,250	50%	Condition	625
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.92 Land Total						17,237

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	624 Sqft	Grade D 110	Base	46,815
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-782
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	Partial			Insulation	-236
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Average	Typical	45,797	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	27,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1920	182	D 110	2,299	Avq.	60%	80%	100%	1,103
Frame Garage	1920	287	D 100	5,143	Avq-	50%	100%	100%	2,572
Frame Shed	1999			----- S O U N D V A L U E -----					400
936 SFLA								Outbuilding Total	4,075

Acpt Land

17,200

Accepted Bldg

31,600

Total

48,800

Easton
Name: GOOD, BROCK F. & BARBARA N.

Valuation Report

08/22/2016

Page 421

Map/Lot:

007-009-A

Location:

STATION ROAD

Account: 902 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level

Utilities

Street Right of Way

CLASS Agricultural

Reference 1 B1118P361 B4829P066

Reference 2

Tran/Land/Bldg 0 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
42.09	Acres-Rear Land (All)	500.00	21,045	100%		21,045
Total Acres 42.09				Land Total		21,045
Accpt Land	21,000	Accepted Bldg	0	Total		21,000

Easton

Valuation Report

08/22/2016

Name: GOSSELIN, MICHAEL P

Page 422

GOSSELIN, ROBIN M

Map/Lot:

002-018

Account: 320 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Gravel

CLASS Residential
 Reference 1 B1938P185

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Access	7,125
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00						Land Total 26,625

Dwelling Description**Replacement Cost New**

Conventional	One Story	160 Sqft	Grade D 100	Base	20,043
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-3,490
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,359
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-147
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	None	None	Average	Typical	13,325
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	72%	100%	8,347	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2002	192	D 100	7,448	Avq.	89%	100%	100%	6,629
One Story Frame	2011	384	D 100	14,896	Avq.	93%	100%	100%	13,853
One Story Frame	2014	240	D 100	9,311	Avq.	95%	90%	100%	7,961
Frame Shed	1998			---- SOUND VALUE ----					1,500
Frame Shed	1998			---- SOUND VALUE ----					300
976 SFLA				Outbuilding Total					30,243

Acpt Land

26,600

Accepted Bldg38,600 **Total**

65,200

Easton

Valuation Report

08/22/2016

Name: GOSSELIN, MICHAEL P

Page 423

GOSSELIN, ROBIN M

JT

Map/Lot:

002-018-C

Account: 643

Card:

1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/1994
 Sale Price 12,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Gravel

CLASS Residential
 Reference 1 B2691P224

Reference 2
 Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%		7,125
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00						Land Total 26,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1987			----	S O U N D					2,500
Outbuilding Total										2,500

Acpt Land

26,600

Accepted Bldg

2,500

Total

29,100

Easton
Name: GOSSELIN, MICHAEL P & ROBIN M

Valuation Report
JT

08/22/2016
Page 424
002-018-E
MAHANY ROAD

Account: 327 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B4732P239

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 06/01/2000
Sale Price 12,163
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00				Land Total		26,625

Accpt Land	26,600	Accepted Bldg	0	Total	26,600
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Easton
Name: GOUGH, ROBERT

Valuation Report

08/22/2016

Page 425

Map/Lot:

012-003

Location:

FULLER ROAD

Account: 118 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/09/2006
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street None

CLASS Residential
Reference 1 B4367P328

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.00	Acres-Rear Land (All)	500.00	10,500	100%		10,500
Total Acres 21.00				Land Total		10,500

Accpt Land	10,500	Accepted Bldg	0	Total	10,500
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Easton
Name: GOUGH, ROBERT R & JODEL M

Valuation Report
JT

08/22/2016

Page 426

Map/Lot:

002-019-C

Account: 475 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/30/2010
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B4839P105

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
44.00	Acres-Rear Land (All)	500.00	22,000	100%		22,000
Total Acres 45.00				Land Total		29,125

Accpt Land	29,100	Accepted Bldg	0	Total	29,100
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Easton
Name: GRANT, MARYELLEN K

Valuation Report

08/22/2016

Page 427

Map/Lot:

003-008

Account: 323 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B2334P340

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description			
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
9.00	Acres-Rear Land (All)	500.00	4,500	50%	Topography	2,250
Total Acres 11.00					Land Total	12,250
Accpt Land		12,300	Accepted Bldg	0	Total	12,300

Easton
Name: GRANT, MARYELLEN K

Valuation Report

08/22/2016

Page 428

Map/Lot:

003-007

Account: 324 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B2334P340

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
40.00	Acres-Rear Land (All)	500.00	20,000	100%		20,000
26.00	Acres-Rear Land (All)	500.00	13,000	50%	Topography	6,500
Total Acres 67.00						Land Total 36,000
Accpt Land 36,000			Accepted Bldg 0			Total 36,000

Easton
Name: GRAY, ERIC L.

Valuation Report

08/22/2016

Page 429

Map/Lot:

007-009

Account: 317 Card: 1 of 1

Location:

504 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/01/2010
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

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

CLASS Agricultural
Reference 1 B4829P066
Reference 2 M2944P191
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
5.91	Acres-Rear Land (All)	500.00	2,955	100%		2,955
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 6.91						Land Total 19,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pot.Hse-Modern	1968	9900	D 100	259,776	Fair	40%	75%	100%		77,932
One Story Frame	1968	100	D 100	3,880	Fair	40%	100%	100%		1,552
Truck Scale /Ton	1968	20	C 100	17,749	Fair	50%	100%	100%		8,874
100 SFLA							Outbuilding Total			88,358

Accpt Land

20,000

Accepted Bldg

88,400

Total

108,400

Easton

Valuation Report

08/22/2016

Name: GRAY, HUGHIE A

Page 430

GRAY, JOAN M

Map/Lot:

009-008

Account: 325

Card: 1 of 1

Location:

393 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B0792P377 B3485P151
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.22	Acres-Rear Land (All)	500.00	610	100%		610
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.22						Land Total 17,610

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	476 Sqft	Grade D 100	Base	39,341
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,530
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	-459
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Typical	36,722
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	95%	100%	17,443	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	264	D 100	3,031	Avq-	50%	100%	100%	1,516
Finished Attic	1900	264	D 100	5,448	Avq-	50%	100%	100%	2,724
Frame Garage	1900	520	D 110	9,121	Avq-	50%	100%	100%	4,560
965 SFLA									
Outbuilding Total									8,800

Acct Land

17,600

Accepted Bldg

26,200 Total

43,800

Easton

Valuation Report

08/22/2016

Name: GRAY, LINWOOD R & SARA J JT

Page 431

Map/Lot:

007-038-A

Account: 326 Card: 1 of 2

Location:

253 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/01/1987
 Sale Price 10,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3895P256

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
6.87	Acres-Rear Land (All)	500.00	3,435	100%		3,435
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 7.87						Land Total 20,435

Dwelling Description**Replacement Cost New**

Contemporary	One Story	2,076 Sqft	Grade C 110	Base	89,205
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	2	Plumbing	8,470
Attic	None			Attic	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	97,675
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	81,070

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1990	594	C 110	12,467	Avq.	83%	80%	100%	8,278
Wood Deck	2002	54	C 100	505	Avq.	89%	100%	100%	449
Wood Deck	2002	288	C 100	2,209	Avq.	89%	100%	100%	1,966
2,076 SFLA						Outbuilding Total			10,693

Acpt Land

20,400

Accepted Bldg

91,800

Total

112,200

Easton

Valuation Report

08/22/2016

Name: GRAY, LINWOOD R & SARA J JT

Page 432

Map/Lot:

007-038-A

Account: 326 Card: 2 of 2

Location:

RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/01/1987

Sale Price 10,500

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Paved

CLASS Agricultural

Reference 1 B3895P256

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shop/MachShed(M)	1988	3200	C 100	92.400	Avq.	71%	75%	100%	49,203
Barn	2010	1088	C 100	22.564	Avq.	93%	75%	100%	15,739
2,076 SFLA									64,942
Accpt Land			0	Accepted Bldg		64,900	Total		64,900

Percent Good

Value

Description Year Units Grade RCN Cond Phy Func Econ Rcnld

Shop/MachShed(M) 1988 3200 C 100 92.400 Avq. 71% 75% 100% 49,203

Barn 2010 1088 C 100 22.564 Avq. 93% 75% 100% 15,739

2,076 SFLA Outbuilding Total 64,942

Accpt Land

0

Accepted Bldg

64,900

Total

64,900

Easton
Name: GRAY, LINWOOD R & SARA J JT

Valuation Report

08/22/2016

Page 433

Map/Lot:

007-038-A

Account: 326

Location:

RICHARDSON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,400	91,800	112,200	20,400	91,800	112,200
2	0	64,900	64,900	0	64,900	64,900
TOTAL	20,400	156,700	177,100	20,400	156,700	177,100

Easton

Valuation Report

08/22/2016

Name: GREEN, RICHARD A JR

Page 434

GREEN, DIANE W

Map/Lot:

001-034

Account: 329 Card: 1 of 2

Location:

140 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1395P68

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.75	Acres-Rear Land (All)	500.00	375	100%		375
1,000	\$/SF -Pavement	2.50	2,500	50%	Condition	1,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.75						Land Total 18,625

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	624 Sqft	Grade C 115	Base	59,686
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,610
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1943	0	Typical	Typical	Very Good	Typical	61,296
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	49,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Story Basement	1950	128	C 115	8,705	V.G.	81%	100%	100%		7,051
Open Frame Porch	1999	182	C 115	4,011	Avq.	87%	100%	100%		3,490
Wood Deck	1999	384	C 100	2,908	Avq.	87%	100%	100%		2,530
Wood Deck	2001	27	C 115	355	Avq.	88%	100%	100%		312
Open Frame Porch	1958	36	C 115	1,104	V.G.	83%	100%	100%		916
1 & 1/2 Story Fr	1958	536	C 115	42,284	V.G.	83%	100%	100%		35,096
Unfin Basement	1958	536	C 115	7,290	V.G.	83%	100%	100%		6,051
Encl Frame Porch	2001	128	C 115	4,342	Avq.	88%	100%	100%		3,821
1,868 SFLA							Outbuilding Total			59,267

Acpt Land

18,600

Accepted Bldg

108,300

Total

126,900

Easton

Valuation Report

08/22/2016

Name: GREEN, RICHARD A JR

Page 435

GREEN, DIANE W

Map/Lot:

001-034

Account: 329

Card: 2 of 2

Location:

140 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1395P68

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2001	50	C 115	1,382	Avg.	88%	100%	100%	1,216
1 Story Basement	2001	170	C 115	11,561	Avg.	88%	100%	100%	10,174
Open Frame Porch	2001	80	C 115	1,979	Avg.	88%	100%	100%	1,742
1.25 S-Gar	2001	1120	C 115	25,476	Avg.	88%	65%	100%	14,572
Canopy	2001	50	C 115	548	Avg.	88%	100%	100%	482
1,868 SFLA									
						Outbuilding Total			28,186
Accpt Land			0	Accepted Bldg			28,200	Total	28,200

Easton

Valuation Report

08/22/2016

Name: GREEN, RICHARD A JR

Page 436

GREEN, DIANE W

Map/Lot:

001-034

Account: 329

Location:

140 HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	18,600	108,300	126,900	18,600	108,300	126,900
2	0	28,200	28,200	0	28,200	28,200
TOTAL	18,600	136,500	155,100	18,600	136,500	155,100

Easton
Name: GREGG, TERRANCE

Valuation Report

08/22/2016

Page 437

Map/Lot:

007-004

Account: 330 Card: 1 of 1

Location:

STATION ROAD (OFF)

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B1514P263

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Baselot (Fract)	9,500.00	8,061	25%	Access	2,015
Total Acres 0.72				Land Total		2,015
Accpt Land		2,000	Accepted Bldg		0	Total
						2,000

Valuation Report

08/22/2016

Page 438

Map/Lot:

007-016

Account: 536 Card: 1 of 1

Location:

62 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3587P112

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/01/2001
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.150	\$/SF -Pavement	2.50	5,375	75%	Condition	4,031
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 21,031

Dwelling Description

Replacement Cost New

Item	Description	Area/Measure	Material/Type	Cost
Raised Ranch	One Story	1,344 Sqft	Grade C 105	Base 62,424
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof 0
				0
Foundation	Concrete	Basement	Dry Full Bmt	Basement 0
Fin. Basement Area	537 Sqft, Grade C	Basement Gar	None	Fin Bsmt 3,663
Heating	100% Hot Water	Cooling	0% None	Heat 0
Rooms	5			
Bedrooms	3	Add Fixtures	0	
Baths	2	Half Baths	1	Plumbing 3,675
Attic	None			Attic 0
FirePlaces	0			Fireplace 0
Insulation	Full			Insulation 0
Unfin. Living Area	NONE			Unfinished 0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Above Average	Typical	69,762
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						Value 61,391
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2001	288	C 105	2,320	Avq.	88%
Frame Garage	2003	1296	C 105	24,052	Avq.	89%
1,344 SFLA						
Outbuilding Total						18,096

Acpt Land

21,000

Accepted Bldg

79,500

Total

100,500

Easton
Name: GUERRETTE, JUSTIN D.

Valuation Report

08/22/2016

Page 439

Map/Lot:

007-051-B

Account: 721 Card: 1 of 1

Location:

53 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5400P0325

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 03/03/2015
Sale Price 39,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	9,500.00	16,454	100%		16,454
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 23,954

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	784 Sqft	Grade D 100	Base	35,173
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-7,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,078
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Typical	Typical	Average	Typical	22,727
Functional Obsolescence						Value(Rcnld)
Incomplete		None		Phys. % 95%	Func. % 75%	16,193
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Frame Shed	1975	500	D 100	5,740	Fair	2,296
Open Frame Porch	2015	32	D 100	730	Fair	620
784 SFLA						
Outbuilding Total						2,916

Acpt Land

24,000

Accepted Bldg

19,100

Total

43,100

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1547P251
Reference 2 B2485P094 B5462P115
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Sale Data
Sale Date 08/19/2015
Sale Price 145,500
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	9,500.00	6,916	100%		6,916
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.53			Land Total			14,416

Dwelling Description				Replacement Cost New		
Conventional	Two Story	720 Sqft	Grade C 115	Base		69,784
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,610
Attic	Floor & Stairs			Attic		1,571
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Unimproved Living Area			Dwelling Condition			Unimproved		Total	
Built	Renovated	Kitchens	Baths	Condition	Layout				
1880	0	Typical	Typical	Very Good	Typical			72,965	
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)	
Dirt Floor Bsmt			None		80%	97%	100%	56,621	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1985	112	C 115	6,094	Avq.	80%	100%	100%	4,875
1 & 1/2 Story Fr	1880	192	C 115	15,147	V.G.	80%	97%	100%	11,754
Unfin Basement	1880	192	C 115	2,612	V.G.	80%	97%	100%	2,027
Encl Frame Porch	1880	132	C 115	4,448	V.G.	80%	97%	100%	3,451
Wood Deck	1985	216	C 115	1,938	Avq.	80%	100%	100%	1,550
Open Frame Porch	1880	72	C 115	1,820	V.G.	80%	97%	100%	1,412
Encl Frame Porch	1880	42	C 115	2,078	V.G.	80%	97%	100%	1,612
1.25 S-Gar	1880	288	C 115	6,551	V.G.	80%	80%	100%	4,193
1.25 S-Gar	1996	1120	C 115	25,476	Avq.	86%	75%	100%	16,432
Frame Garage	1880	66	C 115	3,023	V.G.	80%	80%	100%	1,934
2,014 SFLA Outbuilding Total									49,240

Acpt Land 14,400 Accepted Bldg 105,900 Total 120,300

Easton

Valuation Report

08/22/2016

Name: GUSTIN, HARRISON

Page 441

GUSTIN, RETA

Map/Lot:

007-066

Account: 331

Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1134P537

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Baselot (Fract)	9,500.00	5,779	25%	Size/Shape	1,445
Total Acres 0.37				Land Total		1,445

Accpt Land

1,400

Accepted Bldg

0 **Total**

1,400

Easton
Name: GUYETTE, PAUL

Valuation Report

08/22/2016

Page 442

Map/Lot:

014-005

Account: 799 Card: 1 of 1

Location:

354 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3283P162

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 06/01/1999
Sale Price 12,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
900	\$/SF -Pavement	2.50	2,250	50%	Condition	1,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50						Land Total 15,343

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	528 Sqft	Grade D 110	Base	43,333
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-724
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	Capped Only			Insulation	-360
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	42,249
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						20,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	264	D 110	11,265	Avq-	50%	100%	100%	5,632
Open Frame Porch	1950	32	D 110	803	Avq-	50%	100%	100%	402
Frame Garage	1950	1156	D 110	18,580	Fair	40%	75%	100%	5,574
1,056 SFLA									
Outbuilding Total									11,608

Acpt Land

15,300

Accepted Bldg

31,700

Total

47,000

Easton
Name: HAAS, CARRIE L

Valuation Report

08/22/2016

Page 443

Map/Lot:

018-016

Account: 714 Card: 1 of 1

Location:

79 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4330P229

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	9,500.00	7,297	100%		7,297
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.59 Land Total						14,797

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	858 Sqft	Grade D 115	Base	60,970
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,077
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,621
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	57,514			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Damage	None	60%	83%	100%	28,642				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	792	D 115	35,333	Avq.	60%	83%	100%	17,596
Canopy	1994	78	D 115	701	Avq.	85%	100%	100%	596
Encl Frame Porch	1994	676	D 115	15,390	Avq.	85%	92%	100%	12,035
Wood Deck	1996	216	D 115	1,588	Avq.	86%	100%	100%	1,366
Wood Deck	1996	48	D 115	436	Avq.	86%	100%	100%	375
2,970 SFLA									
						Outbuilding Total			31,968
Acctpt Land		14,800	Accepted Bldg		60,600	Total			75,400

Easton

Valuation Report

08/22/2016

Name: HAFFORD, DAVID M

Page 444

HAFFORD, ROXANNE L

Map/Lot:

009-015

Account: 578

Card: 1 of 1

Location:

105 GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Date 08/01/1995

Sale Price 40,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B2818P146

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	90%	Topoqraphv	8,550
0.50	Acres-Rear Land (All)	500.00	250	100%		250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.50						Land Total 16,300

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	840 Sqft	Grade C 100	Base	60,587
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,012
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	60,975
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	95%	100%	41,707	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond Phy Func Econ		
Canopy	1950	81	C 100	771 Avq+ 72% 95% 100%	527	
One Story Frame	1972	180	C 100	8,515 Avq+ 72% 100% 100%	6,131	
One Story Frame	1954	180	C 100	8,515 Avq+ 72% 100% 100%	6,131	
Frame Garage	1954	524	C 100	10,179 Avq+ 72% 80% 100%	5,863	
Frame Shed	2006			----- SOUND VALUE -----	600	
1,620 SFLA				Outbuilding Total	19,252	

Acpt Land

16,300

Accepted Bldg

61,000 Total

77,300

Easton
Name: HAIR, JASON A

Valuation Report

08/22/2016

Page 445

Map/Lot:

007-033

Account: 254 Card: 1 of 1

Location:

196 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5188P122
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 12/07/2010
Sale Price 57,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	9,500.00	5,539	100%		5,539
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.34 Land Total						13,039

Dwelling Description

Replacement Cost New

Ranch	One Story	640 Sqft	Grade C 95	Base	36,704
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	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
1985	0	Typical	Typical	Average	Typical	36,704
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 80%	Func. % 100%	
Economic Obsolescence						29,363

Outbuildings/Additions/Improvements				Percent Good				Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1995	402	C 100	3,039	Avq.	85%	100%	100%	2,583
Frame Garage	1988	768	D 100	11,646	Avq.	82%	100%	100%	9,550
640 SFLA									
Outbuilding Total									12,133

Acpt Land

13,000

Accepted Bldg

41,500

Total

54,500

HALEY, ELLA

Valuation Report

08/22/2016

Page 446

Map/Lot:

004-033-A-001

Account: 141 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date	09/01/1992
Sale Price	22,900
Sale Type	Mobile Home
Financing	Seller Financed
Verified	Buyer
Validity	Arms Length Sale

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

CLASS	Mobile Home
Reference 1	1984 14X66 CARAVELLE

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Outbuildings/Additions/Improvements

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
Caravelle M/H	1984	14X66	B 100	27,281	Avg.	25%	100%	100%	6,820	
Wood Deck	1990	60	C 100	549	Avg.	83%	100%	100%	456	
Frame Shed	1990			----- SOUND VALUE -----					400	
924 SFLA								Outbuilding Total	7,676	
Acpt Land				0	Accepted Bldg	7,700	Total		7,700	

Valuation Report

08/22/2016

Page 447

Map/Lot:

008-011-B-001

Account: 1078 Card: 1 of 1

Location:

HENDERSON RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5055P120
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/14/2012
Sale Price 4,300
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.84	Acres-Rear Land (All)	500.00	420	100%		420
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.84						Land Total 17,420

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 115	Base		80,034
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	532 Sqft, Grade C	Basement Gar	None	Fin Bsmt		4,570
Heating	100% Hot Water	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		4,025
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Typical	Typical	Average	Typical	88,629
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	83,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2013	105	C 115	5,712	Avq.	94%	100%	100%	5,369
Open Frame Porch	2013	266	C 115	5,683	Avq.	94%	100%	100%	5,342
Frame Garage	2013	1216	C 115	24,826	Avq.	94%	65%	100%	15,168
1,701 SFLA									
Outbuilding Total									25,879

Acct Land

17,400

Accepted Bldg

109,200

Total

126,600

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 02/17/2015
Sale Price 1
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.50	Acres-Rear Land (All)	500.00	750	100%		750
3.750	\$/SF -Pavement	2.50	9,375	75%	Condition	7,031
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.50						Land Total 24,781

Dwelling Description

Replacement Cost New

Ranch	One Story	1,788 Sqft	Grade B 100	Base	88,547
Exterior	Composition	Masonry Trim	300Sqft	Trim	2,050
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade E	Basement Gar	None	Fin Bsmt	2,923
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,708
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,416
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Above Average	Typical	98,644
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						Value(Rcnld) 79,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1977	12	B 100	664	Avq+	81%	100%	100%	538
Frame Garage	1977	600	B 100	13,947	Avq+	81%	80%	100%	9,038
Wood Deck	1979	224	B 100	2,126	Good	85%	100%	100%	1,807
Canopy	1977	418	B 100	4,855	Avq+	81%	100%	100%	3,933
Frame Garage	2000	968	B 100	21,348	Avq.	88%	100%	100%	18,786
1,788 SFLA									Outbuilding Total 34,102

Acpt Land

24,800

Accepted Bldg

114,000

Total

138,800

Easton
Name: HALVORSON, CHARLES A & TRACI A JT

Valuation Report

08/22/2016

Page 449

Map/Lot:

006-015

Location:

LADNER ROAD

Account: 84 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3666P339

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description		
Units	Method - Description	Price/Unit
1.00	Acres-Baselot	9,500.00
8.50	Acres-Rear Land (All)	500.00
2.50	Acres-Tillable	1,000.00
Total Acres 12.00		
Accpt Land		16,300
Accepted Bldg		0
Total		16,300

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3666P339
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/01/2002
Sale Price 48,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
61.00	Acres-Rear Land (All)	500.00	30,500	100%		30,500
38.00	Acres-Tillable	1,000.00	38,000	100%		38,000
800	\$/SF -Pavement	2.50	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 100.00						Land Total 87,500

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	1,313 Sqft	Grade B 110	Base	106,833
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,697
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,758
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	99,929
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	94% 100%	83,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2003	768	B 110	48,759	Avq.	89%	94%	100%	40,792
1S-Ad/Gar	2003	528	B 110	47,268	Avq.	89%	80%	100%	33,655
Open Frame Porch	2003	64	B 110	1,938	Avq.	89%	100%	100%	1,725
Wood Deck	2003	102	B 110	1,147	Avq.	89%	100%	100%	1,021
Wood Deck	2003	112	B 110	1,244	Avq.	89%	100%	100%	1,107
Canopy	2003	120	B 110	1,532	Avq.	89%	100%	100%	1,363
Open Frame Porch	2003	240	B 110	6,027	Avq.	89%	100%	100%	5,364
2,738 SFLA									
Outbuilding Total									85,027

Acpt Land

87,500

Accepted Bldg

168,600

Total

256,100

Easton
Name: HAMMOND, BETTY E & KENNETH J

Valuation Report

08/22/2016

Page 451

Map/Lot:

002-007-A

Account: 336 Card: 1 of 1

Location:

202 HERSOM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B5159P198

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.30	Acres-Rear Land (All)	500.00	150	100%		150
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.30						Land Total 17,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Fleetwood M/H	1994	14X66	B 100	27,281	Avq.	25%	100%	100%		6,820
Frame Garage	1941	616	D 100	9,591	Avq.	50%	100%	100%		4,796
Frame Shed	2012									1,000
----- S O U N D V A L U E -----										
924 SFLA										Outbuilding Total 12,616

Acpt Land

17,200

Accepted Bldg

12,600

Total

29,800

Easton
Name: HAMMOND, DOUGLAS J

Valuation Report

08/22/2016

Page 452

Map/Lot:

007-044

Account: 587 Card: 1 of 1

Location:

637 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B0823P352 B2758P341

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	9,500.00	6,083	100%		6,083
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.41 Land Total						13,583

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade D 100	Base	34,785
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-5,393
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	574
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-423
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Below Average	Typical	29,543
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						14,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	112	D 100	4,344	Avq-	50%	100%	100%	2,172
Encl Frame Porch	1960	80	D 100	2,195	Avq-	50%	100%	100%	1,098
Wood Deck	1960	24	D 100	235	Avq-	50%	100%	100%	118
Frame Shed	2005	384	E 100	2,688	Avq.	90%	100%	100%	2,419
Frame Shed	1960			---- S O U N D V A L U E ----					250
Frame Shed	1960			---- S O U N D V A L U E ----					500
Frame Garage	1990	432	D 100	7,103	Avq.	83%	100%	100%	5,895
Canopy	1990	90	E 100	428	Avq.	83%	100%	100%	355
960 SFLA									
Outbuilding Total									12,807

Acpt Land

13,600

Accepted Bldg

27,600

Total

41,200

Easton
Name: HAMMOND, ERNEST (HEIRS OF)

Valuation Report

08/22/2016

Page 453

Map/Lot:

004-040

Location:

CENTER ROAD

Account: 335 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LowSwampy
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Baselot (Fract)	9,500.00	5,116	10%	Size/Shape	512
Total Acres 0.29				Land Total		512

Accpt Land	500	Accepted Bldg	0	Total	500
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Easton

Valuation Report

08/22/2016

Name: HANSON, DARREN L

Page 454

HANSON, TONI H

Map/Lot:

001-032-C

Account: 971 Card: 1 of 1

Location:

200 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 02/01/2001

Sale Price 5,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Mobile Home

Reference 1 B3479P135

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.78	Acres-Rear Land (All)	500.00	1,890	100%		1,890
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.78						Land Total 18,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Skyline M/H	1997	14X66	B 100	27,281	Avq.	32%	100%	100%		8,730
Concrete Pad /CF	1997	924	C 100	3,928	Avq.	85%	100%	100%		3,339
Frame Shed	2001			----	S O U N D	VA L U E	----			250
Frame Shed	2011			----	S O U N D	VA L U E	----			350
Open Frame Porch	2015	128	D 100	2,093	Avq.	95%	100%	100%		1,988
924 SFLA										Outbuilding Total 14,657

Accpt Land

18,900

Accepted Bldg

14,700

Total

33,600

Easton

Valuation Report

08/22/2016

Name: HANSON, LINDA J & FRED A F DIONNE JT

Page 455

Map/Lot:

017-001

Account: 214 Card: 1 of 1

Location:

38 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2047P125

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	9,500.00	7,109	100%		7,109
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.56					Land Total	14,609

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade D 115	Base	48,639
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,464
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-244
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	46,118
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	95%	100%	30,668	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	308	D 115	13,740	Avq+	70%	95%	100%	9,137
Unfinished Attic	1900	168	D 115	2,644	Avq+	70%	95%	100%	1,758
Frame Shed	1900	168	D 115	2,218	Avq+	70%	80%	100%	1,242
Encl Frame Porch	1900	240	D 115	5,979	Avq+	70%	95%	100%	3,976
Wood Deck	2007	50	D 115	448	Avq.	91%	100%	100%	408
Open Frame Porch	1900	24	D 115	708	Avq+	70%	95%	100%	471
Open Frame Porch	1996	20	D 115	643	Avq.	86%	100%	100%	553
Frame Shed	1900			----- S O U N D V A L U E -----					250
Frame Garage	2004	460	D 115	8,604	Avq.	90%	100%	100%	7,744
1,472 SFLA									
Outbuilding Total									25,539

Acpt Land

14,600

Accepted Bldg

56,200

Total

70,800

Easton

Valuation Report

08/22/2016

Name: HAPGOOD, MOJIE (TRUSTEE)

Page 456

HAPGOOD FAMILY TRUST

Map/Lot:

005-029

Account: 129 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/2005

Sale Price 24,900

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street PavedCLASS Residential
Reference 1 B5158P242Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
75.00	Acres-Rear Land (All)	500.00	37,500	100%		37,500
7.00	Acres-Tillable	1,000.00	7,000	100%		7,000
Total Acres 83.00			Land Total			54,000

Accpt Land

54,000

Accepted Bldg

0

Total

54,000

Easton
Name: HAYES, DAVID A., HAYES, CARLA M.

Valuation Report

08/22/2016

Page 457

Map/Lot:

006-012-B

Account: 73 Card: 1 of 1

Location:

27 CURTIS ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5309P0115
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Sale Data
Sale Date 05/27/2014
Sale Price 160,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.52	Acres-Rear Land (All)	500.00	1,260	100%		1,260
1.625	\$/SF -Pavement	2.50	4,063	100%		4,063
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.52						22,323
						Land Total

Dwelling Description

Replacement Cost New

Item	Description	Quantity	Unit	Grade	Base	Value
Raised Ranch	One Story	1,026	Sqft	Grade A 100	Base	75,073
Exterior	Vinyl/Aluminum		Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0		Roof Cover	Asphalt Shingles	Roof	0
						0
						0
Foundation	Concrete		Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None		Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water		Cooling	100% Heat Pump	Heat	0
Rooms	6					
Bedrooms	3		Add Fixtures	0		
Baths	2		Half Baths	0		
Attic	None				Plumbing	3,150
FirePlaces	0				Attic	0
Insulation	Full				Fireplace	0
Unfin. Living Area	NONE				Insulation	0
					Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Very Good	Typical	78,223
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 91%	Func. % 100%	71,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1995	16	A 100	1,136	V.G.	91%	100%	100%	1,034
1SFr Overhang	1995	16	A 100	1,136	V.G.	91%	100%	100%	1,034
Frame Garage	1997	1026	A 100	27,683	V.G.	91%	80%	100%	20,154
Wood Deck	1999	256	A 100	2,964	V.G.	91%	100%	100%	2,697
1,058 SFLA									
Outbuilding Total									24,919

Acpt Land

22,300

Accepted Bldg

96,100

Total

118,400

Easton

Valuation Report

08/22/2016

Name: HAYES, RYAN & KAREN E

JT

Page 458

Map/Lot:

008-017-B

Account: 241

Card: 1 of 1

Location:

134 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/01/1999
 Sale Price 57,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Mobile Home

Reference 1 B4222P153

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.53	Acres-Rear Land (All)	500.00	1,265	100%		1,265
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.53						Land Total 18,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Imperial M/H	1989	14X77	B 100	30,912	Avq.	25%	100%	100%	7,728
Concrete Pad /CF	1989	1078	C 100	4,499	Avq.	80%	100%	100%	3,599
One Story Frame	1995	192	D 100	7,448	Avq.	85%	100%	100%	6,331
Wood Deck	1995	48	C 100	461	Avq.	85%	100%	100%	392
Frame Shed	1998	576	D 100	6,612	Avq.	87%	100%	100%	5,752
Canopy	1998	288	D 100	2,248	Avq.	87%	100%	100%	1,956
Frame Garage	1995	1008	C 100	18,159	Avq.	85%	75%	100%	11,576
Frame Shed	1998	192	D 100	2,204	Avq-	78%	80%	100%	1,375
1,270 SFLA									Outbuilding Total 38,709

Accpt Land

18,300

Accepted Bldg

38,700

Total

57,000

Easton
Name: HENDERSON, DAVID L & RICHARD L.

Valuation Report

08/22/2016

Page 459

Map/Lot:

008-016-A

Account: 343 Card: 1 of 1

Location:

105 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 07/01/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

CLASS Residential
Reference 1 B5321P315

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.95	Acres-Rear Land (All)	500.00	475	100%		475
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.95 Land Total						17,475

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	52,907
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	Typical	Typical	Above Average	Typical	52,907			
Functional Obsolescence						Value(Rcnld)			
None									
Economic Obsolescence						42,326			
None									
Outbuildings/Additions/Improvements						Value Rcnld			
Description Year Units Grade RCN Cond Phy Func Econ									
Wood Deck	2013	36	C 100	374	Avq.	94%	100%	100%	352
960 SFLA									352
Outbuilding Total						352			

Acpt Land

17,500

Accepted Bldg

42,700

Total

60,200

Easton

Valuation Report

08/22/2016

Name: HENDERSON, HEIRS OF DOUGLAS R

Page 460

HENDERSON, JANICE JT

Map/Lot:

007-003

Account: 240 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Paved

CLASS Commercial

Reference 1 B4611P181

Reference 2

Tran/Land/Bldg 1 2 26

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
6.84	Acres-Rear Land (All)	500.00	3,420	100%		3,420
7,200	\$/SF -Pavement	2.50	18,000	75%	Condition	13,500
Total Acres 7.84						Land Total 26,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1900	440	C 100	6,160	Fair	40%	100%	100%		2,464
Canopy	2012	220	E 100	1,047	Avg.	94%	100%	100%		984
Outbuilding Total										3,448

Accpt Land

26,400

Accepted Bldg

3,400

Total

29,800

Easton

Valuation Report

08/22/2016

Name: HENDERSON, HEIRS OF DOUGLAS R

Page 461

HENDERSON, JANICE JT

Map/Lot:

016-004

Account: 347 Card: 1 of 1

Location:

ALLEN ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Gravel

CLASS Residential
 Reference 1 B4795P095

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Topoqraphy	4,750
1.00	Acres-Rear Land (All)	500.00	500	50%	Topoqraphy	250
0.33	Acres-Wasteland	60.00	20	100%		20
Total Acres 2.33					Land Total	5,020

Accpt Land

5,000

Accepted Bldg

0

Total

5,000

Easton

Valuation Report

08/22/2016

Name: HENDERSON, HEIRS OF DOUGLAS R

Page 462

HENDERSON, JANICE A. JT

Map/Lot:

008-020-001

Account: 962 Card: 1 of 1

Location:

160 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 02/01/1996
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B2868P195 B4795P097 B4831P041

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
1,000	\$/SF -Pavement	2.50	2,500	100%		2,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 21,000

Dwelling Description**Replacement Cost New**

Log Home	One Story	1,394 Sqft	Grade B 110	Base	81,768
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	697 Sqft, Grade B	Basement Gar	None	Fin Bsmt	6,076
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,697
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	92,541
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100%	79,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
One Story Frame	1996	148	B 110	9,397	Avq.	86%	100%	8,081
Open Frame Porch	1997	197	B 110	5,029	Avq.	86%	100%	4,325
Wood Deck	1997	412	B 110	4,175	Avq.	86%	100%	3,590
One Story Frame	1998	348	B 110	22,094	Avq.	86%	100%	19,001
Wood Deck	1998	112	B 110	1,244	Avq.	86%	100%	1,070
Frame Garage	1996	1440	B 110	33,927	Avq.	86%	65%	18,965
1,890 SFLA							Outbuilding Total	55,032

Acpt Land

21,000

Accepted Bldg

134,600

Total

155,600

Easton
Name: HENDERSON, RICHARD L

Valuation Report

08/22/2016

Page 463

Map/Lot:

008-016-B

Account: 7 Card: 1 of 2

Location:

139 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3776P026

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.07 Land Total						17,535

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	980 Sqft	Grade C 110	Base	72,838
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,217
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	Minimal			Insulation	-1,087
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1881	0	Typical	Typical	Below Average	Typical	70,534	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		50%	86%	100%	30,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1881	102	C 110	5,308	Avq-	50%	86%	100%	2,282
Open Frame Porch	1881	384	C 110	7,684	Avq-	50%	86%	100%	3,304
Frame Shed	1881	520	C 110	8,008	Avq-	50%	80%	100%	3,203
1,572 SFLA									
Outbuilding Total									8,789

Acpt Land

17,500

Accepted Bldg

39,100

Total

56,600

Easton
Name: HENDERSON, RICHARD L

Valuation Report

08/22/2016

Page 464

Map/Lot:

008-016-B

Location:

HENDERSON ROAD

Account: 7 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B3776P026

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1985			----	SOUND	VALUE----				600
1,572 SFLA										600
Accpt Land					0	Accepted Bldg			600	Total
										600

Easton
Name: HENDERSON, RICHARD L

Valuation Report

08/22/2016

Page 465

Map/Lot:

008-016-B

Account: 7

Location:

HENDERSON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	17,500	39,100	56,600	17,500	39,100	56,600
2	0	600	600	0	600	600
TOTAL	17,500	39,700	57,200	17,500	39,700	57,200

Easton
Name: HENDERSON, RICHARD L

Valuation Report

08/22/2016

Page 466

Map/Lot:

008-016

Account: 342 Card: 1 of 1

Location:

HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B3776P026

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
135.93	Acres-Rear Land (All)	500.00	67,965	100%		67,965
30.00	Acres-Tillable	1,000.00	30,000	100%		30,000
Total Acres 166.93			Land Total			107,465
Accpt Land		107,500	Accepted Bldg	0	Total	107,500

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016

Page 467

Map/Lot:

004-020-A

Account: 351 Card: 1 of 2

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1780P253

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
20.00	Acres-Rear Land (All)	500.00	10,000	100%		10,000
17.00	Acres-Tillable	1,000.00	17,000	100%		17,000
Total Acres 38.00						Land Total 36,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1960									300
----- S O U N D V A L U E -----										300
Outbuilding Total										300

Accpt Land

36,500

Accepted Bldg

300

Total

36,800

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016

Page 468

Map/Lot:

004-020-A

Location:

STATION ROAD

Account: 351 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1780P253

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1950			----SOUND	VALUE----				100
Frame Shed	1950			----SOUND	VALUE----				100
Frame Shed	1950			----SOUND	VALUE----				100
Frame Shed	1950			----SOUND	VALUE----				100
Frame Shed	1950			----SOUND	VALUE----				100
Outbuilding Total									500
Accpt Land			0	Accepted Bldg			500	Total	500

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016
Page 469
004-020-A
STATION ROAD

Account: 351
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	36,500	300	36,800	36,500	300	36,800
2	0	500	500	0	500	500
TOTAL	36,500	800	37,300	36,500	800	37,300

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016
Page 470
004-022
ALLEN ROAD

Account: 352 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential & Shoreland
Topography Rolling
Utilities None
Street None

CLASS Residential
Reference 1 B1973P117

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.00	Acres-Rear Land (All)	500.00	11,500	50%	Restricted	5,750
Total Acres 23.00				Land Total		5,750
Accpt Land		5,800	Accepted Bldg	0	Total	5,800

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016

Page 471

Map/Lot:

016-011

Account: 354 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B1636P268
Reference 2 John Blackstone Survey May 7-27, 2015
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
1.60	Acres-Rear Land (All)	500.00	800	100%		800
Total Acres 2.60				Land Total		17,800
Accpt Land		17,800	Accepted Bldg	0	Total	17,800

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016

Page 472

Map/Lot:

017-013

Account: 355 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1636P262

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	9,500.00	6,650	100%		6,650
1.550	\$/SF -Pavement	2.50	3,875	75%	Condition	2,906
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.49 Land Total						17,056

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	528 Sqft	Grade D 110	Base	43,333
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-724
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,200
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-200
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Above Average	Typical	41,209	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	28,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1958	440	D 110	18,777	Avq.	67%	100%	100%	12,581
Unfin Basement	1958	760	D 110	8,108	Avq.	67%	100%	100%	5,432
Wood Deck	1988	264	D 110	1,835	Avq.	82%	100%	100%	1,505
Encl Frame Porch	1900	25	D 110	1,279	Avq+	70%	100%	100%	895
Unfinished Attic	1900	320	D 110	2,990	Avq+	70%	100%	100%	2,093
Frame Shed	1900	320	D 110	4,041	Avq+	70%	80%	100%	2,263
Frame Bay Window	1900	16	D 110	1,051	Avq+	70%	100%	100%	736
Frame BSMT Entry	1900	48	D 110	1,220	Avq+	70%	100%	100%	854
Frame Garage	1930	336	C 100	7,080	Avq.	60%	100%	100%	4,248
Canopy	1930	112	C 100	1,066	Avq.	60%	100%	100%	640
1,273 SFLA									
Outbuilding Total									31,247

Acpt Land

17,100

Accepted Bldg

60,100

Total

77,200

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016

Page 473

Map/Lot:

017-014

Account: 356 Card: 1 of 1

Location:

101 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1817P79

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	9,500.00	4,141	100%		4,141
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.19 Land Total						11,641

Dwelling Description

Replacement Cost New

Conventional	One Story	792 Sqft	Grade D 100	Base	35,366
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,118
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,101
Rooms	5				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-436
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1928	0	None	None	Above Average	Typical	22,415	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		70%	54%	100%	8,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	25	D 100	241	Avq.	82%	100%	100%	198
Frame Garage	1928	480	D 100	7,753	Avq.	60%	100%	100%	4,652
Frame Shed	1989	160	D 100	1,837	Avq.	82%	80%	100%	1,205
792 SFLA									
Outbuilding Total									6,055

Acpt Land

11,600

Accepted Bldg

14,500

Total

26,100

Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016

Page 474

Map/Lot:

017-015

Account: 357 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1636P260

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	9,500.00	5,856	100%		5,856
Total Acres 0.38						5,856

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	0			----	SOUND	VALUE	----		2,500
Outbuilding Total									2,500

Acpt Land	5,900	Accepted Bldg	2,500	Total	8,400
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Easton
Name: HENDERSON, RITA C

Valuation Report

08/22/2016

Page 475

Map/Lot:

017-016

Account: 358 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1636P258 B1973P118

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.82	Acres-Rear Land (All)	500.00	1,910	100%		1,910
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.82						Land Total 18,910

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	468 Sqft	Grade D 105	Base	39,286
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1996	Typical	Typical	Above Average	Typical	39,286			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	100%	100%	27,500				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Garage	1900	1855	D 100	26,340	Fair	40%	75%	100%	7,902
Canopy	1900	300	D 100	2,342	Fair	40%	80%	100%	750
Wood Deck	1996	102	D 105	736	Avq.	86%	100%	100%	633
One Story Frame	1900	144	D 105	5,865	Avq+	70%	100%	100%	4,105
Unfin Basement	1996	144	D 105	1,466	Avq.	86%	100%	100%	1,261
846 SFLA									Outbuilding Total 14,651

Acpt Land

18,900

Accepted Bldg

42,200

Total

61,100

Easton
Name: HERSEY, JACK L

Valuation Report

08/22/2016

Page 476

Map/Lot:

007-029-A

Account: 337 Card: 1 of 1

Location:

180 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4522P230
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/28/2007
Sale Price 8,600
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
27.00	Acres-Rear Land (All)	500.00	13,500	100%		13,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 28.00						Land Total 30,500

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	1,328 Sqft	Grade D 115	Base	75,638
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,882
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-7,368
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	10%			Unfinished	-2,735

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	50,827	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Encl Frame Porch	2011	192	D 115	4,943 Avq.	93% 100% 100%	4,597
Unfinished Attic	2011	432	C 100	3,692 Avq.	93% 100% 100%	3,434
Frame Shed	2011	432	C 100	6,048 Avq.	93% 100% 100%	5,625
Frame Shed	2009			----- S O U N D V A L U E -----		400
1,985 SFLA				Outbuilding Total		14,056
Accpt Land		30,500	Accepted Bldg	64,900	Total	95,400

Easton
Name: HEWITT, JASON E.

Valuation Report

08/22/2016

Page 477

Map/Lot:

004-041

Account: 604 Card: 1 of 1

Location:

417 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4520P238 B5524P255
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 02/22/2016
Sale Price 1
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	9,500.00	9,112	100%		9,112
1,575	\$/SF -Pavement	2.50	3,938	75%	Condition	2,953
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.92			Land Total			19,565

Dwelling Description

Replacement Cost New

Ranch	One Story	1,102 Sqft	Grade C 105	Base	54,911
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-324
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	Typical	Good	Typical	54,587			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	40,940		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1930	128	C 105	3,965	Good	75%	100%	100%	2,974
Frame Garage	2010	1152	C 105	21,559	Avq.	93%	75%	100%	15,038
1,230 SFLA									
				Outbuilding Total					18,012

Acpt Land

19,600

Accepted Bldg

59,000

Total

78,600

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1348P120 B2506P221 B3920P143
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
16.16	Acres-Rear Land (All)	500.00	8,080	100%		8,080
4.00	Acres-Tillable	1,000.00	4,000	100%		4,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 21.16 Land Total						29,080

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 110	Base	62,274
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1979	0	Typical	Typical	Good	Typical	64,584	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	54,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1979	300	C 110	15,612	Good	85%	100%	100%	13,270
Open Frame Porch	1979	140	C 110	3,035	Good	85%	100%	100%	2,580
Wood Deck	1987	216	C 110	1,852	Avq+	85%	100%	100%	1,574
Frame Garage	1987	308	D 100	5,426	Avq.	81%	100%	100%	4,395
Canopy	1987	216	D 100	1,687	Avq.	81%	100%	100%	1,366
Frame Shed	1995			---- S O U N D V A L U E ----					850
Canopy	1995	280	E 100	1,333	Avq.	85%	100%	100%	1,133
Frame Shed	1995			---- S O U N D V A L U E ----					350
Encl Frame Porch	1979	72	C 110	2,744	Good	85%	100%	100%	2,332
1,620 SFLA									
Outbuilding Total									27,850

Acpt Land

29,100

Accepted Bldg

82,700

Total

111,800

Easton
Name: HICKEY, ATHILL & PAMELA

Valuation Report

08/22/2016

Page 479

Map/Lot:

001-009-C

Account: 256 Card: 1 of 1

Location:

331 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2702P248

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/01/1994
Sale Price 8,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
5.89	Acres-Rear Land (All)	500.00	2,945	100%		2,945
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 6.89						Land Total 19,945

Dwelling Description

Replacement Cost New

Conventional	One Story	1,868 Sqft	Grade C 115	Base	86,187
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,288
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	1/2 Finished			Attic	10,412
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	100,302
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		85%	85%	100%
						72,468
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1995	182	C 115	5,764	Avq.	85%
1.25 S-Gar	1994	1008	C 100	19,937	Avq.	85%
2,050 SFLA						
Outbuilding Total						15,179

Acpt Land

19,900

Accepted Bldg

87,600

Total

107,500

Easton

Valuation Report

08/22/2016

Name: HICKEY, BENJAMIN R & STACY L

JT

Page 480

Map/Lot:

003-026-A

Account: 495 Card: 1 of 1

Location:

245 HERSOM ROAD

Neighborhood 1 Resident/Agric.

Sale Date 10/01/1994

Zoning/Use Residential
Topography LevelRolling

Sale Price 17,000

Utilities Drilled WellSeptic System

Sale Type Land Only

Street Gravel

Financing Unknown

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B4984P249

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 0 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.00					Land Total	18,000

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 100	Base	57,796
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	59,196
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	95%	100%	48,363	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Encl Frame Porch	1997	128	C 100	3,776 Avq.	86% 100% 100%	3,247
Wood Deck	1996	128	C 100	1,044 Avq.	86% 95% 100%	853
Open Frame Porch	2000	160	C 100	3,107 Avq.	86% 100% 100%	2,672
Wood Deck	2000	104	C 100	869 Avq.	86% 100% 100%	747
Frame Shed	2000			----- S O U N D V A L U E -----		850
Frame Garage	1997	768	C 100	14,202 Avq.	86% 100% 100%	12,214
1,416 SFLA					Outbuilding Total	20,583
Acpt Land		18,000	Accepted Bldg		68,900	Total
						86,900

Easton

Valuation Report

08/22/2016

Name: HIGLEY, GEORGE B

Page 481

HIGLEY, CAROLYN B

Map/Lot:

001-023-B

Account: 363

Card: 1 of 1

Location:

96 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/01/1987
Sale Price	40,500

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Residential

Reference 1 B1980P318

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 0 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
1,920	\$/SF -Pavement	2.50	4,800	75%	Condition	3,600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 21,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Double Wide MH	1974	24X52	C 100	46,006	Avg.	25%	100%	100%	11,502
Unfin Basement	1974	1248	C 100	14,760	Avg.	75%	100%	100%	11,070
Wood Deck	1974	60	C 100	549	Avg.	75%	100%	100%	412
Frame Garage	1988	720	C 100	13,410	Avg.	82%	100%	100%	10,996
Frame Shed	1974			---- S O U N D V A L U E ----				300	
Frame Shed	1974			---- S O U N D V A L U E ----				100	
1,248 SFLA				Outbuilding Total				34,380	

Acpt Land

21,600

Accepted Bldg

34,400

Total

56,000

Easton

Valuation Report

08/22/2016

Name: HOLMES, DOUGLAS

Page 482

HOLMES, THERESA

Map/Lot:

020-004

Account: 367 Card: 1 of 1

Location:

224 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1766P220

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.01	Acres-Rear Land (All)	500.00	5	100%		5
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.01 Land Total						17,005

Dwelling Description

Replacement Cost New

Conventional	Two Story	625 Sqft	Grade D 110	Base	50,985
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-316
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1929	0	Typical	Typical	Below Average	Typical	50,669			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		50%	86%	100%	21,788		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1929	65	D 110	2,106	Avq-	50%	86%	100%	906
Frame Shed	1929								250
1,315 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									1,156

Acpt Land

17,000

Accepted Bldg

22,900

Total

39,900

Easton

Valuation Report

08/22/2016

Name: HOLMES, LANCE

Page 483

HOLMES, LISA

Map/Lot:

020-009-A-009

Account: 648

Card: 1 of 1

Location:

9 JOHNSON TRAILER PARK

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
 Reference 1 1998 14X66 CHAMPION LIMITED
 Reference 2
 Tran/Land/Bldg 1 1 9
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Champion M/H	1998	14X66	B 100	27,281	Avq.	35%	100%	100%	9,685
Wood Deck	2008	66	C 100	592	Avq.	92%	100%	100%	545
924 SFLA									
Outbuilding Total									10,230
Accpt Land			0	Accepted Bldg			10,200	Total	10,200

Easton
Name: HOLMES, LARRY

Valuation Report

08/22/2016

Page 484

Map/Lot:

007-068-C

Account: 370 Card: 1 of 1

Location:

28 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B1240P53

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.00						Land Total 18,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Parkwood M/H	1969	12X62	B 100	22.253	Avq-	20%	85%	100%	3,783
1 Story Basement	1969	224	D 100	10.862	Avq-	57%	100%	100%	6,191
Frame BSMT Entry	1969	56	D 100	1.216	Avq-	57%	100%	100%	693
Frame Shed	1969								600
One Story Frame	1994	242	D 100	9.388	Avq.	85%	100%	100%	7,980
Open Frame Porch	1994	80	D 100	1.411	Avq.	85%	100%	100%	1,199
Wood Deck	2010	36	D 100	307	Avq.	93%	100%	100%	286
986 SFLA									
Outbuilding Total									20,732

Acpt Land	18,500	Accepted Bldg	20,700	Total	39,200
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Easton

Valuation Report

08/22/2016

Name: HOLMES, SHEILA F

Page 485

HOLMES, ORAN JR

Map/Lot:

002-005-A

Account: 371 Card: 1 of 1

Location:

235 HERSOM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1643P59

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
10.00	Acres-Rear Land (All)	500.00	5,000	100%		5,000
1.00	Acres-Tillable	1,000.00	1,000	100%		1,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 12.00						Land Total 23,000

Dwelling Description

Replacement Cost New

Saltbox	One & 1/2 Story	560 Sqft	Grade D 100	Base	40,448
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-193
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Fair	Typical	40,255
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	100%	100%	16,102	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	24	D 100	1,145	Fair	40%	100%	100%	458
Frame Shed	1950								100
Wood Deck	2012	378	D 100	2,349	Avq.	94%	100%	100%	2,208
Frame Shed	2014	195	D 100	2,239	Avq.	95%	100%	100%	2,127
864 SFLA									4,893
Outbuilding Total									4,893

Acpt Land

23,000

Accepted Bldg

21,000

Total

44,000

Easton
Name: HOLMES, WAYNE M & WANDA L

Valuation Report

08/22/2016

Page 486

Map/Lot:

002-021-A

Account: 480 Card: 1 of 1

Location:

241 MAHANY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4507P283
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Sale Data
Sale Date 10/16/2007
Sale Price 48,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
62.60	Acres-Rear Land (All)	500.00	31,300	100%		31,300
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 63.60						Land Total 48,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade B 115	Base	92,703
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,848
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2014	0	Typical	Typical	Average	Typical	97,497	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	92,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2015	340	B 115	22,568	Avq.	95%	100%	100%	21,440
Canopy	2015	102	B 115	1,362	Avq.	95%	100%	100%	1,294
1.25 S-Gar	2015	1008	B 115	27,972	Avq.	95%	100%	100%	26,573
1,908 SFLA									
Outbuilding Total									49,307

Acpt Land

48,300

Accepted Bldg

141,900

Total

190,200

Easton
Name: HOPKINS, DAVID & CHARLOTTE

Valuation Report

08/22/2016

Page 487

Map/Lot:

004-020-005

Location:

73 MOOSE MEADOWS

Account: 884 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/21/2014
Sale Price	10,080
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5167P056 B5283P212

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Baselot (Fract)	9,500.00	8,707	100%		8,707
Total Acres 0.84				Land Total		8,707
Accpt Land		8,700	Accepted Bldg	0	Total	8,700

Easton

Valuation Report

08/22/2016

Name: HOPKINS, DAVID S & CHARLOTTE

JT

Page 488

Map/Lot:

018-033

Account: 372 Card: 1 of 1

Location:

30 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B5019P015

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
1,500	\$/SF -Pavement	2.50	3,750	100%		3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.07						21,285

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,020 Sqft	Grade C 110	Base	77,899
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1994	Typical	Typical	Very Good	Typical	
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	64,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1900	253	C 110	13,167	V.G.	80%	100%	100%		10,534
Unfin Basement	1900	253	C 110	3,292	V.G.	80%	100%	100%		2,634
Open Frame Porch	1994	364	C 110	7,302	Avq.	85%	100%	100%		6,207
Frame Bay Window	1994	10	C 110	801	Avq.	85%	100%	100%		681
1.75 S-Gar	1994	864	C 110	25,068	Avq.	85%	90%	100%		19,177
Wood Deck	1994	24	C 110	316	Avq.	85%	100%	100%		269
Frame Shed	1900	240	C 100	3,360	Fair	40%	100%	100%		1,344
Wood Deck	1994	167	C 110	1,462	Avq.	85%	100%	100%		1,243
Patio	1994	228	C 110	1,511	Avq.	85%	100%	100%		1,284
2,048 SFLA										
Outbuilding Total										43,373

Acpt Land

21,300

Accepted Bldg

107,500

Total

128,800

Easton

Valuation Report

08/22/2016

Name: HOPKINS, MATTHEW D & CHELSEA L JT

Page 489

Map/Lot:

004-020-011

Account: 890 Card: 1 of 1

Location:

39 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4967P197

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,712 Sqft	Grade C 110	Base	77,366
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,850
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	Typical	Typical	Average	Typical	81,216			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	94%	100%	100%	76,343				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	168	C 110	3,569	Avq.	94%	100%	100%	3,355
Frame Garage	2012	576	C 110	12,140	Avq.	94%	80%	100%	9,130
1,712 SFLA									
Outbuilding Total									12,485

Acpt Land

17,000

Accepted Bldg

88,800

Total

105,800

Easton
Name: HOWE, JAY M

Valuation Report

08/22/2016

Page 490

Map/Lot:

019-001

Account: 359 Card: 1 of 1

Location:

17 ALLEN ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4074P134
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 01/01/2005
Sale Price 36,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	9,500.00	4,654	100%		4,654
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.24 Land Total						12,154

Dwelling Description

Replacement Cost New

Conventional	One Story	840 Sqft	Grade D 110	Base	40,183
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-913
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Good	Typical	39,270
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
Value(Rcnld)						29,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	140	D 110	1,020	Avq.	83%	100%	100%	847
One Story Frame	1978	120	D 110	5,122	Avq.	77%	100%	100%	3,944
Frame Shed	2011	320	C 100	4,480	Avq.	93%	100%	100%	4,166
Frame Garage	2011	768	C 100	14,202	Avq.	93%	100%	100%	13,208
Unfin Basement	1978	120	D 110	1,280	Avq.	77%	100%	100%	986
960 SFLA									
Outbuilding Total									23,151

Acct Land

12,200

Accepted Bldg

52,600 Total

64,800

Easton
Name: HOWLETT, MICHAEL R

Valuation Report

08/22/2016

Page 491

Map/Lot:

006-002-D

Account: 926 Card: 1 of 1

Location:

55 GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 08/01/2002
Sale Price 16,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B3696P175 B3948P173

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.50	Acres-Rear Land (All)	500.00	4,750	100%		4,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 10.50						Land Total 21,750

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,400 Sqft	Grade C 105	Base	64,163
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	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	66,368
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Garage	2013	1344	C 100	23,698	Avq.	94%
1,400 SFLA						75%
Outbuilding Total						16,707

Acpt Land

21,800

Accepted Bldg

75,800

Total

97,600

Easton

Valuation Report

08/22/2016

Name: HOYT, BRUCE A

Page 492

DOUGHTY, TWILA D

TC

Map/Lot:

004-025-001

Account: 807

Card: 1 of 1

Location:

222 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2577P332 B5276P132

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	50%	Access	4,750
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00						Land Total 14,250

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	561 Sqft	Grade E 100	Base	24,684
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-3,531
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Fair	Typical	21,153
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	40%	85%	100%	7,192	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
One Story Frame	1971	368	E 100	8,705 Fair	40% 85% 100%	2,960
One Story Frame	1971	324	E 100	7,664 Fair	40% 85% 100%	2,606
Frame Shed	1971	187	E 100	1,309 Fair	40% 80% 100%	419
Frame Shed	1971			----- S O U N D V A L U E -----		300
Frame Garage	2011	957	D 100	14,200 Avq.	93% 50% 100%	6,603
1,534 SFLA					Outbuilding Total	12,888
Acpt Land		14,300	Accepted Bldg		20,100 Total	34,400

Easton
Name: HOYT, JAMES V JR

Valuation Report

08/22/2016

Page 493

Map/Lot:

012-001

Location:

FULLER ROAD

Account: 376 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/2004
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B4069P60-1

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
90.00	Acres-Rear Land (All)	500.00	45,000	100%		45,000
49.00	Acres-Softwood-TG	120.00	5,880	100%		5,880
Total Acres 139.00					Land Total	50,880

Accpt Land	50,900	Accepted Bldg	0	Total	50,900
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Easton
Name: HOYT, JOHN S

Valuation Report

08/22/2016

Page 494

Map/Lot:

002-016-D

Location:

MAHANY ROAD

Account: 378 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 07/31/2006

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use Residential
Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B4317P342

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
10.00	Acres-Softwood-TG	120.00	1,200	100%		1,200
95.00	Acres-Mixed Wood-TG	165.00	15,675	100%		15,675
Total Acres 109.00				Land Total		25,500

Accpt Land

25,500

Accepted Bldg

0 **Total**

25,500

Easton
Name: HSG FARMS INC

Valuation Report

08/22/2016

Page 495

Map/Lot:

010-015

Account: 293 Card: 1 of 1

Location:

CONANT ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 12/01/2004
Sale Price 8,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Commercial
Reference 1 B4067P170 B4611P062

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
7.00	Acres-Rear Land (All)	500.00	3,500	100%		3,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 8.00						Land Total 20,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
1s Warehouse/Class S	2004	1760	C 100	121.968	Avg.	85%	75% 100%	77,755
Two Story Frame	2004	640	C 100	55,910	Avg.	90%	100% 100%	50,319
Frame Garage	2006	480	C 100	9,454	Avg.	91%	100% 100%	8,603
1,280 SFLA Outbuilding Total								136,677

Acpt Land

20,500

Accepted Bldg

136,700

Total

157,200

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016
Page 496
004-025
CENTER ROAD

Account: 380 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3919P292-300

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
54.00	Acres-Rear Land (All)	500.00	27,000	100%		27,000
Total Acres 55.00				Land Total		36,500
Accpt Land		36,500	Accepted Bldg	0	Total	36,500

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 497

Map/Lot:

007-021

Account: 381 Card: 1 of 16

Location: 333 STATION RD-ADMIN/OFFICE

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 3 42

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
718.70	\$/100-Sound Value	1,000.00	718,700	100%		718,700
1.61	Acres-Excess Indust.	525.00	845	100%		845
1.12	Acres-Excess Indust.	525.00	588	100%		588
421.50	# -Lot Improvement	7,500.00	3,161,250	100%		3,161,250
Total Acres 2.73					Land Total	3,881,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Commercials	0			----	SOUND	VALUE	----			671,899
Commercials	0			----	SOUND	VALUE	----			0
							Outbuilding Total			671,899

Accpt Land	3,881,400	Accepted Bldg	671,900	Total	4,553,300
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Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 498

Map/Lot: 007-021

Account: 381 Card: 2 of 16 Location: 333 STATION RD-ASH STORAGE BLD

Neighborhood 1 Resident/Agric.

Zoning/Use Agricultural
Topography Rolling
Utilities None
Street Paved

Reference 1 B3919P292-300

Reference 2

Tran/Land/Bldg 1 3 43

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	SOUND	VALUE	----	21,342	
Outbuilding Total								21,342	
Accpt Land			0	Accepted Bldg			21,300	Total	21,300

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 499

Map/Lot: 007-021

Account: 381 Card: 3 of 16 Location: 333 STATION RD-BOILER ROOM BLD

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 3 43

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	SOUND	VALUE	----	186,184	
Outbuilding Total								186,184	
Accpt Land			0	Accepted Bldg			186,200	Total	186,200

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 500

Map/Lot: 007-021

Account: 381 Card: 4 of 16 Location: 333 STATION RD-BOILER MCC ROOM

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	SOUND	VALUE	----		211,934
Commercials	0			----	SOUND	VALUE	----		21,806
Outbuilding Total									233,740
Acpt Land			0	Accepted Bldg			233,700	Total	233,700

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 501

Map/Lot:

007-021

Account: 381 Card: 5 of 16

Location: 333 STATION RD-ELECTRICAL SYST

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	SOUND	VALUE	----	824,943	
Outbuilding Total								824,943	
Accpt Land			0	Accepted Bldg			824,900	Total	824,900

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 502

Map/Lot: 007-021

Account: 381 Card: 6 of 16 Location: 333 STATION RD-WAREHOUSE-EXIST

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	SOUND	VALUE----		307.057	
Outbuilding Total								307.057	
Accpt Land			0	Accepted Bldg			307,100	Total	307,100

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 503

Map/Lot: 007-021

Account: 381 Card: 7 of 16 Location: 333 STATION RD-FIRE PROTECTBLD

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Commercials	0								493,717
----- S O U N D V A L U E -----									493,717
Outbuilding Total									493,717
Accpt Land			0	Accepted Bldg			493,700	Total	493,700

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 504

Map/Lot:

007-021

Account: 381 Card: 8 of 16

Location: 333 STATION RD-LOG COND BLDS

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Commercials	0								2,125,438
----- S O U N D V A L U E -----									2,125,438
Outbuilding Total									2,125,438
Accpt Land			0	Accepted Bldg			2,125,400	Total	2,125,400

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 505

Map/Lot: 007-021

Account: 381 Card: 9 of 16 Location: 333 STATION RD-MAIN PROCESSBLD

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
Commercials	0								4,033,867
----- S O U N D V A L U E -----									
Outbuilding Total									4,033,867
Accpt Land			0	Accepted Bldg			4,033,900	Total	4,033,900

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 506

Map/Lot:

007-021

Account: 381 Card: 10 of 16

Location:

333 STATION RD-MOBILE SHOP

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	S O U N D	V A L U E	----	388,598	
Outbuilding Total								388,598	
Accpt Land			0	Accepted Bldg			388,600	Total	388,600

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 507

Map/Lot: 007-021

Account: 381 Card: 11 of 16 Location: 333 STATION RD-NEW WAREHOUSE

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
Commercials	0								2,042,529
----- S O U N D V A L U E -----									
Outbuilding Total									2,042,529
Accpt Land			0	Accepted Bldg			2,042,500	Total	2,042,500

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 508

Map/Lot: 007-021

Account: 381 Card: 12 of 16 Location: 333 STATION RD-PROPANE STATION

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld		
Commercials	0			----	SOUND	VALUE----		5,082		
Outbuilding Total								5,082		
Accpt Land			0	Accepted Bldg			5,100	Total	5,100	

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 509

Map/Lot: 007-021

Account: 381 Card: 13 of 16

Location: 333 STATION RD-RAIL SIDING ENC

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld		
Commercials	0			----	SOUND	VALUE	----	256,209		
Outbuilding Total								256,209		
Accpt Land			0	Accepted Bldg			256,200	Total	256,200	

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 510

Map/Lot: 007-021

Account: 381 Card: 14 of 16 Location: 333 STATION RD-SCALE/GUARD HSE

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Commercials	0								61,510
----- S O U N D V A L U E -----									
Outbuilding Total									61,510
Accpt Land			0	Accepted Bldg			61,500	Total	61,500

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 511

Map/Lot: 007-021

Account: 381 Card: 15 of 16 Location: 333 STATION RD-STORAGE BLDG1&2

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	SOUND	VALUE	----		31,484
Outbuilding Total									31,484
Accpt Land			0	Accepted Bldg			31,500	Total	31,500

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 512

Map/Lot:

007-021

Account: 381 Card: 16 of 16

Location:

333 STATION RD-TARE LAB

Neighborhood 1 Resident/Agric.

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

Reference 1 B3919P292-300 B4514P184

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld		
Commercials	0			----	SOUND	VALUE----		92,981		
Outbuilding Total								92,981		
Accpt Land			0	Accepted Bldg			93,000	Total	93,000	

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/22/2016

Page 513

Map/Lot:

007-021

Account: 381

Location:

333 STATION RD-TARE LAB

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	3,881,400	671,900	4,553,300	3,881,400	671,900	4,553,300
2	0	21,300	21,300	0	21,300	21,300
3	0	186,200	186,200	0	186,200	186,200
4	0	233,700	233,700	0	233,700	233,700
5	0	824,900	824,900	0	824,900	824,900
6	0	307,100	307,100	0	307,100	307,100
7	0	493,700	493,700	0	493,700	493,700
8	0	2,125,400	2,125,400	0	2,125,400	2,125,400
9	0	4,033,900	4,033,900	0	4,033,900	4,033,900
10	0	388,600	388,600	0	388,600	388,600
11	0	2,042,500	2,042,500	0	2,042,500	2,042,500
12	0	5,100	5,100	0	5,100	5,100
13	0	256,200	256,200	0	256,200	256,200
14	0	61,500	61,500	0	61,500	61,500
15	0	31,500	31,500	0	31,500	31,500
16	0	93,000	93,000	0	93,000	93,000
TOTAL	3,881,400	11,776,500	15,657,900	3,881,400	11,776,500	15,657,900

Easton
Name: HUDSON, DALE W

Valuation Report

08/22/2016

Page 514

Map/Lot:

006-017-A

Account: 382 Card: 1 of 2

Location:

414 LADNER RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4415P221

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.79	Acres-Rear Land (All)	500.00	395	100%		395
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.79						Land Total 17,395

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	791 Sqft	Grade D 115	Base	55,275
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-1,847
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	660
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-752
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Below Average	Typical	53,336	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	95%	100%	25,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	306	D 115	13,651	Avq-	50%	95%	100%	6,485
Encl Frame Porch	1900	108	D 115	3,129	Avq-	50%	95%	100%	1,486
Frame Garage	1900	641	D 115	11,418	Avq-	50%	80%	100%	4,567
1,600 SFLA									
Outbuilding Total									12,538

Acpt Land

17,400

Accepted Bldg

37,900

Total

55,300

Easton
Name: HUDSON, DALE W

Valuation Report

08/22/2016

Page 515

Map/Lot:

006-017-A

Account: 382 Card: 2 of 2

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1500P212

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1930	1350	E 100	11,899	Avq-	50%	75%	100%	4,462
1,600 SFLA									
						Outbuilding Total			4,462
Accpt Land			0	Accepted Bldg			4,500	Total	4,500

Easton
Name: HUDSON, DALE W

Valuation Report

08/22/2016

Page 516

Map/Lot:

006-017-A

Account: 382

Location:

RIVER DE CHUTE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	17,400	37,900	55,300	17,400	37,900	55,300
2	0	4,500	4,500	0	4,500	4,500
TOTAL	17,400	42,400	59,800	17,400	42,400	59,800

Easton
Name: HULL, BOBBIE JO & RICKIE M

Valuation Report

08/22/2016

Page 517

Map/Lot:

004-020-E

Account: 473 Card: 1 of 1

Location:

34 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4536P196

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 06/01/1999
Sale Price 3,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.63	Acres-Rear Land (All)	500.00	315	100%		315
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.63						Land Total 17,315

Dwelling Description

Replacement Cost New

Ranch	One Story	1,396 Sqft	Grade C 105	Base	64,038
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	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	66,243			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		88%	100%	100%	58,294		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2007	832	C 105	16,019	Avq.	91%	100%	100%	14,577
Wood Deck	2001	216	C 105	1,768	Avq.	88%	100%	100%	1,556
1,396 SFLA									Outbuilding Total 16,133

Acpt Land

17,300

Accepted Bldg

74,400

Total

91,700

Valuation Report

08/22/2016

Page 518

Map/Lot:

018-043

Account: 803 Card: 1 of 1

Location:

74 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 06/22/2006
Sale Price 44,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B4298P170

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	9,500.00	4,353	100%		4,353
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.21						Land Total 11,853

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	670 Sqft	Grade D 110	Base	48,483
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	Partial			Insulation	-254
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	48,229
Functional Obsolescence						
Economic Obsolescence						
Dirt Floor Bsmt		None		Phys. % 60%	Func. % 92%	26,622
Value(Rcnld)						

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	128	D 110	3,405	Avq.	60%	92%	100%	1,880
One Story Frame	1900	128	D 110	5,462	Avq.	60%	92%	100%	3,015
Unfin Basement	1900	128	D 110	1,366	Avq.	60%	92%	100%	754
Frame Garaqe	1900	480	E 100	4,726	Fair	40%	100%	100%	1,890
1,261 SFLA	Outbuilding Total								7,539

Acpt Land

11,900

Accepted Bldg

34,200

Total

46,100

Easton
Name: HULL, HOLLIS JR

Valuation Report

08/22/2016

Page 519

Map/Lot:

004-033-A-007

Location:

311 CENTER ROAD

Account: 1028 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1997 14X72 CHAMPION

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Champion M/H	1997	9X72	B 100	18,809	Avq.	32%	100%	100%		6,019
Open Frame Porch	1997	36	D 100	787	Avq.	86%	100%	100%		677
Frame Shed	1997									100
648 SFLA										
					----- S O U N D V A L U E -----					
					Outbuilding Total					6,796
Accpt Land					0	Accepted Bldg		6,800	Total	6,800

Easton
Name: HULL, RICKIE J & ASHLEY R

Valuation Report

08/22/2016

Page 520

Map/Lot:

004-020-G

Account: 1076 Card: 1 of 1

Location:

36 DUNCAN DR

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3891P195
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 10/01/2003
Sale Price 6,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.46	Acres-Rear Land (All)	500.00	230	100%		230
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.46						Land Total 17,230

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade C 105	Base	72,856
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,176
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	76,237
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100%	68,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2006	168	C 105	8,345	Avq.	91%	100%	100%	7,594
Open Frame Porch	2006	28	C 105	862	Avq.	91%	100%	100%	784
1.25 S-Gar	2006	1120	C 105	23,260	Avq.	90%	65%	100%	13,607
1,848 SFLA									21,985
Outbuilding Total									21,985

Acpt Land

17,200

Accepted Bldg

90,600

Total

107,800

Easton
Name: HULL, RICKIE M & CARRIE E

Valuation Report

08/22/2016

Page 521

Map/Lot:

019-004

Account: 607 Card: 1 of 1

Location:

ALLEN ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4509P314

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.20	Acres-Rear Land (All)	500.00	600	100%		600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.20 Land Total						17,600

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	858 Sqft	Grade D 110	Base	57,742
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-924
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	Partial			Insulation	-379
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1865	0	Typical	Typical	Below Average	Typical	56,439	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	28,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1865	144	D 110	1,819	Avq-	50%	80%	100%	728
Frame BSMT Entry	1865	36	D 110	1,042	Avq-	50%	100%	100%	521
Unfinished Attic	1865	225	D 110	2,703	Avq-	50%	100%	100%	1,352
Encl Frame Porch	1865	225	D 110	5,408	Avq-	50%	100%	100%	2,704
Frame Shed	1865								100
----- S O U N D V A L U E -----									
1,727 SFLA									
Outbuilding Total									5,405

Acpt Land

17,600

Accepted Bldg

33,600

Total

51,200

Easton
Name: HULL, RICKIE M & CARRIE E

Valuation Report

08/22/2016

Page 522

Map/Lot:

019-003

Account: 824 Card: 1 of 1

Location:

13 ALLEN ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4511P258 B4790P028 B4803P118-20
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	9,500.00	5,289	100%		5,289
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.31 Land Total						12,789

Dwelling Description

Replacement Cost New

Conventional	One Story	1,960 Sqft	Grade C 110	Base	85,432
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,850
Attic	Floor & Stairs			Attic	3,031
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	99%	100%	84,993	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	2010	11	C 110	880	Avq.	93%	99%	100%	810
Unfin Basement	2010	11	C 110	143	Avq.	93%	100%	100%	133
One Story Frame	2010	315	C 110	16,393	Avq.	93%	99%	100%	15,093
Wood Deck	2010	36	C 110	411	Avq.	93%	100%	100%	382
Wood Deck	2010	747	C 110	6,106	Avq.	93%	100%	100%	5,679
Unfinished Attic	2010	1148	C 110	6,707	Avq.	93%	55%	100%	3,431
Frame Garage	2010	1148	C 110	22,513	Avq.	93%	55%	100%	11,515
2,286 SFLA									37,043

Outbuilding Total

Acpt Land

12,800

Accepted Bldg

122,000

Total

134,800

Easton
Name: HULL, RICKIE M. & CARRIE E.

Valuation Report

08/22/2016

Page 523

Map/Lot:

019-002

Location:

15 ALLEN ROAD

Account: 564 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/11/2015
Sale Price	12,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	9,500.00	4,556	75%	Restricted	3,417
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.23					Land Total	10,917

Accpt Land	10,900	Accepted Bldg	0	Total	10,900
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Easton
Name: HULL, SHELDON G

Valuation Report

08/22/2016

Page 524

Map/Lot:

004-020-D

Account: 385 Card: 1 of 1

Location:

30 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1261P235
Reference 2 M2480P188
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 12 1 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.07	Acres-Rear Land (All)	500.00	35	100%		35
1,400	\$/SF -Pavement	2.50	3,500	100%		3,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.07						Land Total 20,535

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	1,000 Sqft	Grade C 105	Base	51,744
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	250 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,705
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Uniminished				0	
Built	Renovated	Kitchens	Baths	Condition		Layout		Total	
1973	0	Typical	Typical	Above Average		Typical		55,654	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	44,523		
Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SFr Overhang	1973	40	C 105	1,987	Avq+	80%	100%	100%	1,590
Frame Garage	1995	475	D 100	7,684	Avq.	85%	80%	100%	5,225
Frame Shed	1992	140	D 100	1,607	Avq.	84%	100%	100%	1,350
Frame Shed	2000	288	D 100	3,306	Avq.	88%	100%	100%	2,909
Open Frame Porch	1973	180	C 105	3,625	Avq+	80%	100%	100%	2,900
1,040 SFLA				Outbuilding Total				13,974	
Accpt Land		20,500		Accepted Bldg		58,500		Total	79,000

Easton
Name: HULSEY, ANGELA & FARLEY, ZACHARY

Valuation Report

08/22/2016

Page 525

020-009-A-003

Account: 1098 Card: 1 of 1

Map/Lot:
Location:

3 JOHNSON TRAILER PARK

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 02/16/2015
Sale Price 4,000
Sale Type Mobile Home
Financing Seller Financed
Verified Seller
Validity Arms Length Sale

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

CLASS Mobile Home
Reference 1 1977 14X56 TITAN #197763DSSS
Reference 2
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Titan M/H	1977	14X56	C 100	21.104	Avq-	20%	100%	100%	4,221
784 SFLA									4,221
Accpt Land						4,200	Total		4,200

Easton

Valuation Report

08/22/2016

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

Page 526

HUSSEY, TRAVIS O & MARY ANNE (REM)

Map/Lot:

001-038

Account: 388

Card: 1 of 4

Location:

102 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4540P320

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
26.00	Acres-Wasteland	60.00	1,560	100%		1,560
108.00	Acres-Farmland Pasture	400.00	43,200	100%		43,200
22.00	Acres-Mixed Wood-Farm	165.00	3,630	100%		3,630
Total Acres 159.00						66,390

Land Total

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	832 Sqft	Grade D 100	Base	49,417
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-826
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-287
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	Typical	Old Type	Fair	Typical	48,304
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Long Term Incomp		None		40%	70%	100%
						13,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1780	396	D 100	8,127	Fair	40%	70%	100%	2,276
Frame Shed	1780	286	D 100	3,284	Fair	40%	80%	100%	1,051
Finished Attic	1780	176	D 100	6,234	Fair	40%	70%	100%	1,746
Encl Frame Porch	1780	286	D 100	6,063	Fair	40%	70%	100%	1,698
Frame Shed	1780	176	D 100	2,020	Fair	40%	70%	100%	566
1S-Ad/Gar	1780	864	D 100	47,261	Fair	40%	80%	100%	15,123
Barn	1780	2470	D 100	37,337	Fair	40%	25%	100%	3,734
2,018 SFLA									
Outbuilding Total									26,194

Acpt Land

66,400

Accepted Bldg

39,700

Total

106,100

Easton

Valuation Report

08/22/2016

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

Page 527

HUSSEY, TRAVIS O & MARY ANNE (REM)

Map/Lot:

001-038

Account: 388

Card: 2 of 4

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities
 Street Paved

CLASS Agricultural
 Reference 1 B1540P085 B3253P256

Reference 2
 Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopy	2013	4505	E 100	21.444	Avq.	94%	0%	100%	0
Canopy	1985	4485	D 100	35.011	Avq.	80%	75%	100%	21.007
2,018 SFLA						Outbuilding Total			21.007
Accpt Land			0	Accepted Bldg		21,000	Total		21,000

Easton

Valuation Report

08/22/2016

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

Page 528

HUSSEY, TRAVIS O & MARY ANNE (REM)

Map/Lot:

001-038

Account: 388

Card: 3 of 4

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B1540P085 B3253P256

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld
1.5 S-Gar	1994			----	SOUND		VALUE----			2,000
2,018 SFLA										2,000
Outbuilding Total										2,000
Accpt Land			0	Accepted Bldg			2,000	Total		2,000

Easton

Valuation Report

08/22/2016

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

Page 529

HUSSEY, TRAVIS O & MARY ANNE (REM)

Map/Lot:

001-038

Account: 388

Card: 4 of 4

Location:

102 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4540P320

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopy	2003	6000	E 100	28,560	Avq.	89%	0%	100%	0
Canopy	2003	8400	E 100	39,984	Avq.	89%	0%	100%	0
2,018 SFLA								Outbuilding Total	0
Accpt Land			0	Accepted Bldg			0	Total	0

Easton

Valuation Report

08/22/2016

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

Page 530

HUSSEY, TRAVIS O & MARY ANNE (REM)

Map/Lot:

001-038

Account: 388

Location:

102 HOULTON ROAD

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	66,400	39,700	106,100	66,400	39,700	106,100
2	0	21,000	21,000	0	21,000	21,000
3	0	2,000	2,000	0	2,000	2,000
4	0	0	0	0	0	0
TOTAL	66,400	62,700	129,100	66,400	62,700	129,100

Easton
Name: HUSSEY, TRAVIS O & MARY ANN

Valuation Report

08/22/2016

Page 531

Map/Lot:

001-039

Account: 830 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/27/2012
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5170P100

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
92.00	Acres-Farmland Pasture	400.00	36,800	100%		36,800
5.00	Acres-Rear Land (All)	500.00	2,500	100%		2,500
13.41	Acres-Wasteland	60.00	805	100%		805
50.00	Acres-Mixed Wood-Farm	165.00	8,250	100%		8,250
Total Acres 160.41			Land Total			48,355

Accpt Land	48,400	Accepted Bldg	0	Total	48,400
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Easton

Valuation Report

08/22/2016

Name: HUSSEY, TRAVIS O & MARY ANN JT

Page 532

Map/Lot:

001-033

Account: 610 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/01/1998
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use Residential
 Topography LevelRolling
 Utilities
 Street Paved

CLASS Residential
 Reference 1 B3107P105
 Reference 2 (CONSERVATION EASEMENT 105 ACRES+3
 Tran/Land/Bldg 1 1 99
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
108.00	Acres-Rear Land (All)	500.00	54,000	5%	Restricted	2,700
36.00	Acres-Farmland Tillable	400.00	14,400	100%		14,400
53.00	Acres-Farmland Pasture	400.00	21,200	100%		21,200
12.00	Acres-Wasteland	60.00	720	100%		720
Total Acres 214.00					Land Total	50,520

Accpt Land

50,500

Accepted Bldg0 **Total**

50,500

Easton

Valuation Report

08/22/2016

Name: HUSSEY, TRAVIS O & MARY ANN JT

Page 533

Map/Lot:

001-040

Account: 832 Card: 1 of 1

Location:

84 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/2005
Sale Price	55,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS	Residential
Reference 1	B4163P098

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)		Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.00	Acres-Farmland Pasture	400.00	1,200	100%		1,200
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	18,200

Dwelling Description

Replacement Cost New

Ranch	One Story	728 Sqft	Grade C 100	Base	41,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Average	Typical	40,830
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	28,581	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1965	360	C 100	17,031	Avq.	70%	100%	100%	11,922
Encl Frame Porch	1965	108	C 100	3,319	Avq.	70%	100%	100%	2,323
Frame Garage	1965	312	C 100	6,684	Avq.	70%	80%	100%	3,743
1,196 SFLA									
									Outbuilding Total
									17,988

Acpt Land

18,200

Accepted Bldg

46,600

Total

64,800

Valuation Report

08/22/2016

Page 534

Map/Lot:

001-031

Account: 182 Card: 1 of 1

Location:

324 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4540P0320
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 01/25/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
60.00	Acres-Farmland Tillable	400.00	24,000	100%		24,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
13.00	Acres-Wasteland	60.00	780	100%		780
Total Acres 78.00						Land Total 43,780

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade D 110	Base	38,263
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-194
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	0	Typical	Typical	Below Average	Inadeq.	37,199
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						Value Rcndd 17,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcndd
Encl Frame Porch	1918	36	D 110	1,506	Avq-	50%	95%	100%	715
Frame Shed	1918	288	D 110	3,637	Avq-	50%	80%	100%	1,454
Unfinished Attic	1918	288	D 110	2,893	Avq-	50%	80%	100%	1,157
Frame Shed	1918	576	D 110	7,273	Avq-	50%	80%	100%	2,909
Unfinished Attic	1918	576	D 110	3,767	Avq-	50%	80%	100%	1,507
Frame Garage	1938	640	D 110	10,907	Avq-	50%	100%	100%	5,454
Frame Shed	1940	1875	D 100	21,525	Fair	40%	75%	100%	6,458
804 SFLA Outbuilding Total									19,654

Acpt Land

43,800

Accepted Bldg

37,300

Total

81,100

Valuation Report

08/22/2016

Page 535

Map/Lot:

007-018-A

Account: 624 Card: 1 of 1

Location:

96 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4120P228
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/01/2005
Sale Price 177,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.40	Acres-Rear Land (All)	500.00	1,200	100%		1,200
3.900	\$/SF -Pavement	2.50	9,750	100%		9,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.40						Land Total 27,950

Dwelling Description

Replacement Cost New

Ranch	One Story	1,380 Sqft	Grade C 105	Base		63,542
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt		4,092
Heating	100% Hot Water	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,205
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	69,839
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				59,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1996	400	C 105	19,870	Avq.	86%	100%	100%		17,088
Frame Garage	1995	1008	C 100	18,159	Avq.	85%	65%	100%		10,033
Open Frame Porch	1996	100	C 105	2,171	Avq.	86%	100%	100%		1,867
Wood Deck	1980	144	C 100	1,160	Avq.	78%	100%	100%		905
Open Frame Porch	1995	120	C 105	2,535	Avq.	85%	100%	100%		2,155
1,780 SFLA										
Outbuilding Total										32,048

Acpt Land

28,000

Accepted Bldg

91,400

Total

119,400

Easton
Name: HUTCHINS, LEAH

Valuation Report

08/22/2016

Page 536

Map/Lot:

018-007

Account: 250 Card: 1 of 1

Location:

101 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1854P163 B4373P287

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	9,500.00	4,844	75%	Access	3,633
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.26 Land Total						11,133

Dwelling Description

Replacement Cost New

Ranch	One Story	900 Sqft	Grade D 100	Base	37,985
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet 3/4 Bmt	Basement	-1,277
Fin. Basement Area	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	Partial			Insulation	-207
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	Typical	Below Average	Typical	36,501			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Damage		None		50%	76%	100%	13,870		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1930	25	D 100	631	Avq-	50%	76%	100%	240
Frame Shed	1930								100
----- S O U N D V A L U E -----									
Outbuilding Total									340
Acpt Land		11,100	Accepted Bldg		14,200	Total		25,300	

Easton
Name: IRELAND, RICHARD R. & EVA M.

Valuation Report

08/22/2016

Page 537

Map/Lot:

016-012

Account: 929 Card: 1 of 1

Location:

121 STATION ROAD

Neighborhood 1 Resident/Agric.

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

Reference 1 B5435P123

Reference 2

Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.30	Acres-Rear Land (All)	500.00	650	100%		650
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.30 Land Total						17,650

Dwelling Description

Replacement Cost New

Ranch	One Story	1,138 Sqft	Grade C 105	Base	56,028
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	2015	Typical	Typical	Very Good	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	45,383				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2005	240	C 100	1,859	Avq.	90%	100%	100%	1,673
Canopy	2015	96	C 100	914	Avq.	95%	100%	100%	868
Frame Garage	2015	484	C 105	9,995	Avq.	95%	100%	100%	9,495
Wood Deck	2000	220	C 100	1,714	Avq-	79%	100%	100%	1,354
1,138 SFLA						Outbuilding Total			13,390
Acpt Land		17,700	Accepted Bldg		58,800	Total			76,500

Easton
Name: IRELAND, TINA L.

Valuation Report

08/22/2016

Page 538

Map/Lot:

004-008

Account: 390 Card: 1 of 1

Location:

94 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/08/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS Residential
Reference 1 B4436P001 B5521P298
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	9,500.00	8,497	100%		8,497
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.80						15,997

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	640 Sqft	Grade D 100	Base	44,987
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	Minimal			Insulation	-617
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1867	0	Typical	Typical	Poor	Typical	43,650			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Damage		None		30%	50% 100%	6,547			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1867	320	D 100	15,518	Poor	30%	50%	100%	2,328
Encl Frame Porch	1867	224	D 100	4,899	Poor	30%	50%	100%	735
Open Frame Porch	1867	110	D 100	1,838	Poor	30%	50%	100%	276
1 & 1/2 Story Fr	1867	210	D 100	11,813	Poor	30%	50%	100%	1,772
Unfinished Attic	1867	90	D 100	2,084	Poor	30%	50%	100%	312
Encl Frame Porch	1867	90	D 100	2,383	Poor	30%	50%	100%	358
Frame Shed	1867	180	D 100	2,066	Poor	30%	50%	100%	310
Encl Frame Porch	1983	24	D 100	1,145	Avq.	79%	50%	100%	453
Frame Garage	1983	624	D 100	9,698	Avq.	79%	100%	100%	7,661
1,773 SFLA						Outbuilding Total			14,205

Acpt Land

16,000

Accepted Bldg

20,800

Total

36,800

Easton
Name: J & D INVESTMENT GROUP INC

Valuation Report

08/22/2016

Page 539

Map/Lot:

004-020

Location:

DUNCAN DRIVE

Account: 97 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/26/2007
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4591P232

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
25.83	Acres-Rear Land (All)	500.00	12,915	100%		12,915
Total Acres 26.83					Land Total	22,415

Accpt Land	22,400	Accepted Bldg	0	Total	22,400
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Easton
Name: JACKSON, APRIL

Valuation Report

08/22/2016

Page 540

Map/Lot:

004-033-A-004

Location:

311 CENTER ROAD

Account: 875 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 2005 14X76 REDMAN

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Redman M/H	2005	14X76	B 100	30,582	Avq.	60%	100%	100%		18,349
Wood Deck	2010	96	C 100	811	Avq.	93%	100%	100%		754
Frame Shed	2005									300
1,064 SFLA										
----- S O U N D V A L U E -----										
					Outbuilding Total					19,403
Accpt Land			0	Accepted Bldg			19,400	Total		19,400

Easton

Valuation Report

08/22/2016

Name: JACKSON, GREGORY A

Page 541

JACKSON, SHARON L

Map/Lot:

007-059-B

Account: 455 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/01/1997
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3057P078

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.10	Acres-Rear Land (All)	500.00	50	100%		50
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.10						Land Total 17,050

Dwelling Description**Replacement Cost New**

Cape Cod	One & 1/2 Story	432 Sqft	Grade D 110	Base		39,850
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement		-666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	39,184
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						27,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	252	D 110	10,753	Avq+	70%	100%	100%	7,527
Frame Shed	1940	252	D 100	2,893	Avq.	60%	100%	100%	1,736
Wood Deck	2005	64	D 100	474	Avq.	90%	100%	100%	427
900 SFLA									
Outbuilding Total									9,690

Acpt Land

17,100

Accepted Bldg

37,100

Total

54,200

Easton

Valuation Report

08/22/2016

Name: JACKSON, GREGORY A

Page 542

JACKSON, SHARON L

Map/Lot:

004-048

Account: 838 Card: 1 of 1

Location:

248 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Date 09/01/1995

Zoning/Use Residential
Topography LevelRolling

Sale Price 34,500

Utilities Drilled WellSeptic System

Sale Type Land & Buildings

Street Paved

Financing Unknown

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B2828P073

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	768 Sqft	Grade D 115	Base	59,203
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	660
Attic	1/2 Finished			Attic	4,472
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Good	Typical	64,335			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	96%	100%	46,321				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 3/4 Story Fr	1900	540	D 115	39,712	Good	75%	96%	100%	28,593
Unfin Basement	1900	270	D 115	3,012	Good	75%	100%	100%	2,259
Open Frame Porch	1900	70	D 115	1,459	Good	75%	100%	100%	1,094
One Story Frame	1900	80	D 115	3,569	Good	75%	96%	100%	2,570
Frame Garage	2002	832	C 100	15,257	Avq.	89%	100%	100%	13,579
Frame Garage	1900	504	D 100	8,076	Avq-	50%	100%	100%	4,038
2,561 SFLA						Outbuilding Total			52,133

Acpt Land

17,500

Accepted Bldg

98,500

Total

116,000

Valuation Report

08/22/2016

Page 543

Map/Lot:

020-007

Account: 462 Card: 1 of 1

Location:

280 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4318P130
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/31/2006
Sale Price 27,250
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	9,500.00	6,443	75%	Size/Shape	4,832
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.46						Land Total 12,332

Dwelling Description

Replacement Cost New

Conventional	One Story	961 Sqft	Grade C 100	Base	48,127
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,094
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	9,293
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2007	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	33,796	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
One Story Frame	1982	70	C 100	3,312 Avq.	79% 100% 100%	2,616
Unfin Basement	1982	70	C 100	828 Avq.	79% 100% 100%	654
Open Frame Porch	1920			---- S O U N D	V A L U E ----	100
Frame Shed	1920			---- S O U N D	V A L U E ----	250
Frame Garaqe	1971	441	D 100	7,225 Avq-	58% 100% 100%	4,190
1,031 SFLA					Outbuilding Total	7,810
Accpt Land		12,300	Accepted Bldg	41,600	Total	53,900

Easton
Name: JALBERT, PAUL E

Valuation Report

08/22/2016

Page 544

Map/Lot:

022-009

Account: 641 Card: 1 of 1

Location:

GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/01/2006
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4246P283

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Topoqraphv	7,125
1.93	Acres-Rear Land (All)	500.00	965	100%		965
Total Acres 2.93					Land Total	8,090

Accpt Land	8,100	Accepted Bldg	0	Total	8,100
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Valuation Report

08/22/2016

Page 545

Map/Lot:

008-015

Account: 666 Card: 1 of 1

Location:

118 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5282P314
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 09/04/2008
Sale Price 141,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.30	Acres-Rear Land (All)	500.00	650	100%		650
1,800	\$/SF -Pavement	2.50	4,500	100%		4,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.30						22,150

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade C 110	Base	76,325
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	78,635
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						Value(Rcnld)
						70,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2005	372	C 110	3,102	Avq.	90%	100%	100%		2,792
Wood Deck	2010	544	C 100	4,072	Avq.	93%	100%	100%		3,787
Frame Garage	2010	784	C 100	14,465	Avq.	93%	100%	100%		13,452
1,680 SFLA										
Outbuilding Total										20,031

Acct Land

22,200

Accepted Bldg

90,800 **Total**

113,000

Easton
Name: JOHNSON, MARIE

Valuation Report

08/22/2016

Page 546

Map/Lot:

004-033-A-015

Account: 939 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1991 14X66 IMPERIAL

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 22 1 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Imperial M/H	1991	14X66	B 100	27,281	Avq.	25%	100%	100%	6,820
One Story Frame	1992	168	D 100	6,517	Avq.	84%	100%	100%	5,474
Wood Deck	2001	112	D 100	760	Avq.	88%	100%	100%	669
1,092 SFLA									
						Outbuilding Total			12,963
Accpt Land			0	Accepted Bldg			13,000	Total	13,000

Easton
Name: JOHNSON, MARY

Valuation Report

08/22/2016

Page 547

Map/Lot:

004-033-A-003

Account: 362 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1986 14X66 SKYLINE JAY

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Jay-Skyline M/H	1985	14X66	B 100	27.281	Avq-	20%	100%	100%	5,456
Encl Frame Porch	1994	64	D 100	1.895	Avq.	85%	100%	100%	1,611
Wood Deck	1994	80	D 100	569	Avq.	85%	100%	100%	484
Frame Shed	1994								400
----- S O U N D V A L U E -----									
988 SFLA								Outbuilding Total	7,951
Acpt Land			0	Accepted Bldg			8,000	Total	8,000

Valuation Report

08/22/2016

Page 548

Map/Lot:

007-035

Account: 216 Card: 1 of 1

Location:

204 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 03/01/2004
Sale Price 36,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B3943P178

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.80	Acres-Rear Land (All)	500.00	1,400	100%		1,400
1,600	\$/SF -Pavement	2.50	4,000	100%		4,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.80						Land Total 22,400

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade C 100	Base	42,420
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Above Average	Typical	42,420
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		77%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				32,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1965	24	C 100	752	Avq+	77%	100%	100%		579
Frame Garage	1968	768	C 100	14,202	Avq.	72%	100%	100%		10,225
Frame Shed	2006			----- S O U N D V A L U E -----						600
768 SFLA				Outbuilding Total						11,404

Acctpt Land

22,400

Accepted Bldg

44,100

Total

66,500

Easton
Name: JOHNSTON, EDWARD

Valuation Report

08/22/2016

Page 549

Map/Lot:

004-033-A-005

Account: 974 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1985 14X66 LIBERTY

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Liberty M/H	1985	14X66	C 100	24,008	Avq-	20%	100%	100%	4,802
924 SFLA									
						Outbuilding Total			4,802
Accpt Land			0	Accepted Bldg			4,800	Total	4,800

Easton
Name: JORDAN, STEVEN W

Valuation Report

08/22/2016

Page 550

Map/Lot:

004-057-A

Account: 402 Card: 1 of 1

Location:

281 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1921P157 B2649P186 B3642P133
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 0 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
2,000	\$/SF -Pavement	2.50	5,000	100%		5,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 23,000

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 105	Base	47,522
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,940
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1971	0	Typical	Typical	Good	Typical	50,462	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	41,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1990	160	C 105	1,341	Avq.	83%	100%	100%		1,113
Frame Garage	1971	384	C 105	8,263	Avq+	79%	100%	100%		6,528
Frame Shed	1986			---- SOUND VALUE ----						200
Open Frame Porch	1971			---- SOUND VALUE ----						200
Frame Shed	1971			---- SOUND VALUE ----						1,000
864 SFLA				Outbuilding Total						9,041

Acpt Land

23,000

Accepted Bldg

50,400

Total

73,400

Easton
Name: JORDON, DELORIS I

Valuation Report

08/22/2016

Page 551

Map/Lot:

006-027

Account: 286 Card: 1 of 2

Location:

100 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2793P296
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/01/1995
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	90%	Condition	8,550
11.70	Acres-Rear Land (All)	500.00	5,850	100%		5,850
6.70	Acres-Tillable	1,000.00	6,700	100%		6,700
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 19.40						Land Total 28,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	552 Sqft	Grade D 105	Base	45,917
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-266
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	Typical	Typical	Below Average	Typical	46,856	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	95%	100%	22,257

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1890	345	D 105	20,376	Avq-	50%	95%	100%	9,679
Unfin Basement	1890	345	D 105	3,512	Avq-	50%	95%	100%	1,668
One Story Frame	2008	207	D 105	8,431	Avq.	92%	100%	100%	7,757
Encl Frame Porch	1890	180	D 105	4,276	Avq-	50%	95%	100%	2,031
Frame Garage	1890	744	D 100	11,321	Avq-	50%	90%	100%	5,094
Unfinished Attic	1890	1140	D 100	4,977	Avq-	50%	0%	100%	0
Barn	1890	1140	D 105	20,172	Avq-	50%	65%	100%	6,556
Frame Shed	1890	128	D 100	1,469	Avq-	50%	80%	100%	587
Frame Shed	1890	480	D 100	5,510	Avq-	50%	95%	100%	2,617
2,009 SFLA									
Outbuilding Total									35,989

Acpt Land

28,600

Accepted Bldg

58,200

Total

86,800

Easton
Name: JORDON, DELORIS I

Valuation Report

08/22/2016

Page 552

Map/Lot:

006-027

Location:

GRAHAM ROAD

Account: 286 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/01/1995
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B2793P296

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Old)	1965	3040	D 100	39,885	Avq.	60%	75%	100%	17,948
Lding Shd (Old)	1965	1520	D 100	19,942	Avq.	60%	75%	100%	8,974
2,009 SFLA									
						Outbuilding Total			26,922
Accpt Land			0	Accepted Bldg		26,900	Total		26,900

Easton
Name: JORDON, DELORIS I

Valuation Report

08/22/2016
Page 553
006-027
GRAHAM ROAD

Account: 286
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	28,600	58,200	86,800	28,600	58,200	86,800
2	0	26,900	26,900	0	26,900	26,900
TOTAL	28,600	85,100	113,700	28,600	85,100	113,700

Easton
Name: KANE, JOSHUA D

Valuation Report

08/22/2016

Page 554

Map/Lot:

001-010-C

Account: 854 Card: 1 of 1

Location:

285 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5344P0290 SPOUSE TO SPOUSE
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 04/12/2013
Sale Price 155,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.70	Acres-Rear Land (All)	500.00	1,350	100%		1,350
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.70						Land Total 18,350

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	936 Sqft	Grade B 115	Base	94,409
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,893
Attic	None			Attic	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	1989	Typical	Typical	Good	Typical	100,302			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	86,260				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	782	B 115	20,248	Good	86%	80%	100%	13,930
Wood Deck	1985	70	B 115	872	Good	86%	100%	100%	750
One Story Frame	1985	216	B 115	14,337	Good	86%	100%	100%	12,330
Unfin Basement	1985	216	B 115	3,584	Good	86%	100%	100%	3,082
Wood Deck	1985	252	B 115	2,731	Good	86%	100%	100%	2,349
One Story Frame	1985	144	B 115	9,558	Good	86%	100%	100%	8,220
Wood Deck	1985	114	B 115	1,322	Good	86%	100%	100%	1,137
Frame Shed	1985	160	C 100	2,240	Good	86%	100%	100%	1,926
1,998 SFLA									
						Outbuilding Total			43,724

Acpt Land

18,400

Accepted Bldg

130,000

Total

148,400

Easton
Name: KATAHDIN TRUST COMPANY

Valuation Report

08/22/2016

Page 555

Map/Lot:

018-047

Account: 621 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Commercial
Reference 1 B3457P243 B3465P189

Reference 2
Tran/Land/Bldg 1 2 31

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Homesite (Fract)	9,500.00	2,513	200%	Environmen	5,027
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.07						Land Total 12,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Common Areas	1970	1192	C 100	83,440	Good	80%	100%	100%		66,752
Open Frame Porch	1970	40	C 100	1,028	Good	82%	100%	100%		843
Outbuilding Total										67,595

Accpt Land	12,500	Accepted Bldg	67,600	Total	80,100
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Easton

Valuation Report

08/22/2016

Name: KEARLY, MARK D

Page 556

GILLESPIE, DOROTHY

Map/Lot:

019-007

Account: 812 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B4487P034

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.41	Acres-Rear Land (All)	500.00	205	100%		205
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.41					Land Total	17,205

Accpt Land

17,200

Accepted Bldg

0

Total

17,200

Valuation Report

08/22/2016

Page 557

Map/Lot:

019-006

Account: 64 Card: 1 of 1

Location:

140 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5223P029
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 08/24/2007
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	9,500.00	4,750	100%		4,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.25						Land Total 12,250

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	440 Sqft	Grade C 100	Base	44,502
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-185
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	Typical	Typical	Good	Inadeq.	43,573			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	95%	100%	31,046				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1945	252	C 100	11,921	Good	75%	95%	100%	8,494
Unfinished Attic	1945	252	C 100	3,087	Good	75%	95%	100%	2,199
Encl Frame Porch	1945	108	C 100	3,319	Good	75%	95%	100%	2,365
Frame Shed	1999	224	C 100	3,136	Avq.	87%	100%	100%	2,728
Encl Frame Porch	1945	140	C 100	4,051	Good	75%	90%	100%	2,734
1,160 SFLA									Outbuilding Total 18,520
Acpt Land		12,300		Accepted Bldg		49,600		Total	61,900

Easton

Valuation Report

08/22/2016

Name: KEARNEY, RICHARD P

Page 558

KEARNEY, ELSIE M

Map/Lot:

007-036-B

Account: 405 Card: 1 of 1

Location:

250 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1317P201

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50					Land Total	14,218

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	520 Sqft	Grade D 105	Base	41,086
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1900	0	Typical	Typical	Fair	Typical	42,894		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	40%	95%	100%	16,300			
Outbuildings/Additions/Improvements					Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1900	160	D 105	6,517	Fair	40%	95%	100%
Encl Frame Porch	1997	128	D 105	3,250	Avq.	86%	100%	100%
Frame Shed	1900	192	D 105	2,314	Fair	40%	80%	100%
Wood Deck	1997	64	D 105	497	Avq.	86%	100%	100%
Frame Garaqe	1900	400	E 100	4,068	Avq-	50%	100%	100%
1,068 SFLA						Outbuilding Total		
						8,474		
Acpt Land		14,200	Accepted Bldg		24,800	Total		39,000

Easton
Name: KEARNEY, VICKIE

Valuation Report

08/22/2016

Page 559

Map/Lot:

007-032

Account: 612 Card: 1 of 1

Location: 190 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/01/1990
Sale Price	4,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS Mobile Home
Reference 1 B2307P293 B2736P213
Reference 2 M2827P056
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	9,500.00	4,750	100%		4,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.25				Land Total		12,250
Acpt Land		12,300	Accepted Bldg	0	Total	12,300

Easton

Valuation Report

08/22/2016

Name: KEEP, ANDREW J

Page 560

KEEP, RENEE

Map/Lot:

002-020-C

Account: 847

Card: 1 of 1

Location:

214 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/01/1995
 Sale Price 17,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 FLOOD PLAIN 9
 CLASS Residential
 Reference 1 B3984P142
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 40.00						Land Total 36,500

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 105	Base	64,163
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	67,103
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						60,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	138	C 105	2,862	Avq.	90%	100%	100%	2,576
Wood Deck	1997	192	C 105	1,585	Avq.	86%	100%	100%	1,363
Frame Shed	1996								850
1,400 SFLA									4,789

Acpt Land

36,500

Accepted Bldg

65,200

Total

101,700

Easton
Name: KEEP, SHARON M L

Valuation Report

08/22/2016

Page 561

Map/Lot:

005-007

Account: 267 Card: 1 of 1

Location:

309 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3242P311

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 03/01/1999
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	9,500.00	8,497	100%		8,497
3.750	\$/SF -Pavement	2.50	9,375	100%		9,375
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.80						Land Total 25,372

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	728 Sqft	Grade C 110	Base	64,413
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,031
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,540
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,080
Insulation	Partial			Insulation	-392
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Good	Typical	67,610
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				75%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				50,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1945	9	C 110	721	Good	75%	100%	100%	541
Encl Frame Porch	1945	208	C 110	6,169	Good	75%	100%	100%	4,627
One Story Frame	1970	416	C 110	21,648	Good	82%	100%	100%	17,751
Wood Deck	1989	48	C 110	507	Avq.	82%	100%	100%	416
Wood Deck	1989	48	C 110	507	Avq.	82%	100%	100%	416
Frame Garage	1991	936	C 100	16,971	Avq.	83%	100%	100%	14,086
1,907 SFLA									37,837

Acpt Land

25,400

Accepted Bldg

88,500

Total

113,900

Easton
Name: KENNEDY, ADRIENNE

Valuation Report

08/22/2016

Page 562

Map/Lot:

004-057-E

Account: 230 Card: 1 of 1

Location:

267 CENTER RD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/18/2006
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1 B4297P296

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Jav-Skyline M/H	2004	14X66	B 100	27.281	Avq.	56%	100%	100%	15.414
Wood Deck	2004	144	C 100	1.160	Avq.	90%	100%	100%	1.044
Frame Shed	2011								750
924 SFLA									
								Outbuilding Total	17,208

Accpt Land

17,000

Accepted Bldg

17,200

Total

34,200

Easton

Valuation Report

08/22/2016

Name: KENNEDY, JAMES

Page 563

DUPONT-HEBERT, DONNA

Map/Lot:

007-003-ON

Account: 1069 Card: 1 of 1

Location:

282 STATION RD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
12Mobile Home	0									500
----- S O U N D V A L U E -----										
Outbuilding Total										500
Accpt Land			0	Accepted Bldg			500	Total		500

Easton
Name: KENNEDY, RAYMOND

Valuation Report

08/22/2016

Page 564

Map/Lot:

007-003-D

Account: 879 Card: 1 of 1

Location:

278 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Commercial
Reference 1 B4611P181-5

Reference 2
Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.79	Acres-Rear Land (All)	500.00	1,395	100%		1,395
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.79 Land Total						18,395

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	892 Sqft	Grade D 100	Base	48,297
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-860
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Poor	Typical	47,437
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Damage	None	30%	71%	100%	10,104	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Open Frame Porch	1900	24	D 100	616 Poor	30% 71% 100%	131
One Story Frame	1900	312	D 100	12,104 Poor	30% 71% 100%	2,578
1.75 S-Gar	1900	1120	D 100	24,223 Poor	30% 75% 100%	5,450
Frame Shed	1900			----- S O U N D V A L U E -----		500
1,873 SFLA				Outbuilding Total		8,659
Accpt Land		18,400	Accepted Bldg	18,800	Total	37,200

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/22/2016

Page 565

Map/Lot:

007-067

Account: 398 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Old Multi-Family
Reference 1 B4219P305

Reference 2
Tran/Land/Bldg 1 1 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 09/01/1989
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Changes

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
0.96	Acres-Rear Land (All)	500.00	480	100%		480
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.96						Land Total 26,980

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,674 Sqft	Grade D 100	Base	84,832
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	15				
Bedrooms	8	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	6,888
Attic	Floor & Stairs			Attic	1,997
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-769
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	1990	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	54,995	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Encl Frame Porch	1998	72	D 100	2,045	Avq.	1,779
2S Open Fr Porch	1914	102	D 100	2,695	Avq.	1,617
2S Fr Bay Window	1914	30	D 100	2,617	Avq.	1,570
Frame Shed	2011	240	D 100	2,755	Avq.	2,562
3,480 SFLA						7,528
Outbuilding Total						7,528
Accpt Land		27,000	Accepted Bldg		62,500	Total 89,500

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/22/2016

Page 566

Map/Lot:

007-067-A

Account: 399 Card: 1 of 2

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B4219P305
Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data

Sale Date 04/01/1991
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.38	Acres-Rear Land (All)	500.00	190	100%		190
150	\$/SF -Pavement	2.50	375	75%	Condition	281
100	\$/SF -Pavement	2.50	250	50%	Condition	125
414	\$/SF -Pavement	2.50	1,035	50%	Condition	518
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.38						Land Total 18,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Ramada M/H	1977	14X66	C 100	24,008	Avq-	20%	100%	100%	4,802
1 Story Basement	1977	180	D 100	8,728	Avq.	76%	100%	100%	6,633
924 SFLA									
Outbuilding Total									11,435

Acpt Land

18,100

Accepted Bldg

11,400

Total

29,500

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/22/2016

Page 567

Map/Lot:

007-067-A

Location:

FULLER ROAD

Account: 399 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/01/1991
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Mobile Home
Reference 1 B4219P305

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value		
Description	Year	Units	Grade	RCN Cond Phy	Func Econ			Rcnld			
Frame Shed	0			----- S O U N D				200			
924 SFLA								200			
Accpt Land							0	Accepted Bldg	200	Total	200

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/22/2016
Page 568
007-067-A
FULLER ROAD

Account: 399

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	18,100	11,400	29,500	18,100	11,400	29,500
2	0	200	200	0	200	200
TOTAL	18,100	11,600	29,700	18,100	11,600	29,700

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/22/2016

Page 569

Map/Lot:

022-011

Account: 618 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Old Multi-Family
Reference 1 B4219P305

Reference 2
Tran/Land/Bldg 1 1 7

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 03/01/1999
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
0.17	Acres-Rear Land (All)	500.00	85	100%		85
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.17						Land Total 26,585

Dwelling Description

Replacement Cost New

Conventional	One Story	2,256 Sqft	Grade D 110	Base	78,728
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2256 Sqft, Grade D	Basement Gar	None	Fin Bsmt	13,219
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	23				
Bedrooms	13	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	10,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2000	Typical	Typical	Average	Typical	102,049
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	61,229	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1930	800	D 110	56,274	Avq.	60%	100%	100%	33,764
Frame BSMT Entry	1930	35	D 110	1,025	Avq.	60%	100%	100%	615
Frame Shed	1930	352	D 100	4,041	Avq-	50%	100%	100%	2,020
3,656 SFLA									Outbuilding Total 36,399

Acpt Land

26,600

Accepted Bldg

97,600

Total

124,200

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/22/2016

Page 570

Map/Lot:

008-027

Location:

BOWERS ROAD

Account: 639 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/1999
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B3311P203

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
24.00	Acres-Rear Land (All)	500.00	12,000	100%		12,000
Total Acres 24.00				Land Total		12,000

Accpt Land	12,000	Accepted Bldg	0	Total	12,000
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Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/22/2016

Page 571

Map/Lot:

004-021-A

Account: 640 Card: 1 of 1

Location:

160 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/01/2004
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B3938P345

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.80	Acres-Rear Land (All)	500.00	400	100%		400
300	\$/SF -Pavement	2.50	750	50%	Condition	375
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.80						Land Total 17,775

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	920 Sqft	Grade D 115	Base	60,167
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1902	0	Typical	Typical	Average	Typical	61,487	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	95%	100%	35,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1902	190	D 115	8,476	Avq.	60%	95%	100%		4,832
Open Frame Porch	1902	60	D 115	1,297	Avq.	60%	95%	100%		739
Frame Shed	1902	216	D 115	2,852	Avq.	60%	90%	100%		1,540
Frame Garage	1902	644	D 115	11,464	Fair	40%	80%	100%		3,669
1.75 S-Gar	1982	560	D 115	13,928	Avq.	79%	100%	100%		11,003
1,570 SFLA										21,783

Acpt Land

17,800

Accepted Bldg

56,800

Total

74,600

Easton
Name: KIERSTEAD, LANCE H

Valuation Report

08/22/2016

Page 572

Map/Lot:

019-024

Account: 396 Card: 1 of 1

Location:

127 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3342P308

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/01/1999
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	9,500.00	8,227	100%		8,227
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.75 Land Total						15,727

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade D 110	Base	46,524
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-233
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	45,514
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
Value(Rcnld)						27,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	1900	180	D 110	2,566	Avq.	60%	100%	100%	1,540
One Story Frame	1900	180	D 110	7,680	Avq.	60%	100%	100%	4,608
Unfinished Attic	1900	210	D 110	2,658	Avq.	60%	80%	100%	1,276
Frame Shed	1900	210	D 110	2,651	Avq.	60%	80%	100%	1,273
Frame Shed	1900	80	D 110	1,010	Avq.	60%	80%	100%	485
1,104 SFLA									
Outbuilding Total									9,182

Acpt Land

15,700

Accepted Bldg

36,500 Total

52,200

Easton
Name: KIMBALL, JEFFREY C & CYNTHIA C JT

Valuation Report

08/22/2016

Page 573

Map/Lot:

006-002-C

Account: 521 Card: 1 of 1

Location:

43 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3713P243
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 09/01/2002
Sale Price 132,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 10.00						Land Total 21,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,140 Sqft	Grade C 115	Base	90,920
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,025
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	Typical	Typical	Average	Typical	94,945			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	97%	100%	80,124				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story Basement	1999	171	C 115	11,629	Avq.	87%	100%	100%	10,117
Open Frame Porch	1999	309	C 115	6,540	Avq.	87%	100%	100%	5,690
Wood Deck	2000	957	C 115	8,140	Avq.	88%	100%	100%	7,163
Frame Garage	1999	784	C 115	16,634	Avq.	87%	85%	100%	12,301
Frame Shed	1999			----	S O U N D	V A L U E	----		300
Frame Shed	1999			----	S O U N D	V A L U E	----		300
Frame Shed	1999			----	S O U N D	V A L U E	----		500
One Story Frame	1999	182	C 115	9,902	Avq.	87%	97%	100%	8,357
Open Frame Porch	1999	78	C 115	1,940	Avq.	87%	100%	100%	1,688
2,462 SFLA									
Outbuilding Total									46,416
Acpt Land		21,500	Accepted Bldg		126,500	Total			148,000

Easton
Name: KING, ANDREW & NICOLE

Valuation Report
JT

08/22/2016

Page 574

Map/Lot:

023-008

Account: 756 Card: 1 of 1

Location:

91 PERRY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4989P267

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 04/01/2005
Sale Price 4,862
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40 Land Total						17,200

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,134 Sqft	Grade C 110	Base	58,566
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,310
Attic	None			Attic	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	60,876			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	55,397				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhang	2006	30	C 110	1,561	Avq.	91%	100%	100%	1,421
1SFr Overhang	2006	44	C 110	2,290	Avq.	91%	100%	100%	2,084
One Story Frame	2011	220	C 110	11,449	Avq.	93%	100%	100%	10,648
Open Frame Porch	2011	60	C 110	1,513	Avq.	93%	100%	100%	1,407
1.5 S-Gar	2011	896	C 110	23,557	Avq.	93%	80%	100%	17,526
Wood Deck	2011	252	C 110	2,141	Avq.	93%	100%	100%	1,991
Frame Shed	2006			----- S O U N D V A L U E -----					500
Open Frame Porch	2006	10	C 110	560	Avq.	91%	100%	100%	510
1,428 SFLA						Outbuilding Total			36,087

Acpt Land

17,200

Accepted Bldg

91,500

Total

108,700

Easton
Name: KING, ANDREW J & NICOLE M

Valuation Report

08/22/2016

Page 575

Map/Lot:

009-022

Account: 412 Card: 1 of 1

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4292P261

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Topoqraphv	4,750
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
11.00	Acres-Rear Land (All)	500.00	5,500	75%	Topoqraphv	4,125
Total Acres 21.00				Land Total		13,375
Accpt Land		13,400	Accepted Bldg	0	Total	13,400

Easton
Name: KING, C J & JODI

Valuation Report
JT

08/22/2016

Page 576

Map/Lot:

005-033-A

Account: 686 Card: 1 of 1

Location:

31 BOWERS ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4918P240

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 02/24/2011
Sale Price 100,000
Sale Type Land & Buildings
Financing
Verified
Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
39.77	Acres-Rear Land (All)	500.00	19,885	100%		19,885
50.00	Acres-Tillable	1,000.00	50,000	100%		50,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 90.77						Land Total 86,885

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	384 Sqft	Grade E 100	Base	21,125
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,912
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,528
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,050
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	None	None	Poor	Horrid	15,635
Functional Obsolescence						Value(Rcnld)
Damage						
None						750
Economic Obsolescence						Value(Rcnld)
None						
30%						750

Outbuildings/Additions/Improvements				Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func Econ	
Encl Frame Porch	1991	120	E 100	1,796	Poor	30%	16% 100%	86
Frame Shed	1991			----	SOUND	VALUE	----	200
Frame Shed	1991			----	SOUND	VALUE	----	400
696 SFLA							Outbuilding Total	686

Acctpt Land

86,900

Accepted Bldg

1,400 **Total**

88,300

Easton

Valuation Report

08/22/2016

Name: KING, CLEMENT J III

Page 577

KING, JODI

Map/Lot:

005-027

Account: 667

Card: 1 of 2

Location:

28 BOWERS ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1958P125 B4816P126
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
77.66	Acres-Rear Land (All)	500.00	38,830	100%		38,830
2,000	\$/SF -Pavement	2.50	5,000	75%	Condition	3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 78.66 Land Total						59,580

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	835 Sqft	Grade C 105	Base	63,405
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,940
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	1997	Typical	Typical	Good	Typical	
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	58,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Story Basement	1982	675	C 105	41,913	Good	86%	100%	100%		36,045
One Story Frame	1982	110	C 105	5,463	Good	86%	100%	100%		4,698
Open Frame Porch	1982	110	C 105	2,353	Good	86%	100%	100%		2,024
Unfin Basement	1982	110	C 105	1,366	Good	86%	100%	100%		1,175
Wood Deck	1999	156	C 105	1,310	Avq.	87%	100%	100%		1,140
Patio	1999	150	C 105	1,029	Avq.	87%	100%	100%		895
Frame Garage	1982	924	C 105	17,612	Avq.	79%	80%	100%		11,130
Frame Shed	1982			----	SOUND	VALUE	----			300
Greenhouse	1982			----	SOUND	VALUE	----			100
Frame Shed	1982			----	SOUND	VALUE	----			400
1,362 SFLA										
Outbuilding Total										57,907

Acpt Land

59,600

Accepted Bldg

116,900

Total

176,500

Easton

Valuation Report

08/22/2016

Name: KING, CLEMENT J III

Page 578

KING, JODI

Map/Lot:

005-027

Account: 667

Card: 2 of 2

Location:

28 BOWERS ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Paved

CLASS Residential

Reference 1 B1958P125

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2013	1200	B 100	26.015	Avg.	94%	75%	100%	18,340
1.25 S-Gar	1999	1050	B 100	25.337	Avg.	87%	55%	100%	12,124
Frame Shed	2011	1155	C 100	16.171	Avg.	93%	75%	100%	11,279
Open Frame Porch	2011	45	C 100	1.116	Avg.	93%	100%	100%	1,038
1,362 SFLA									
						Outbuilding Total			42,781
Acpt Land			0	Accepted Bldg		42,800	Total		42,800

Easton

Valuation Report

08/22/2016

Name: KING, CLEMENT J III

Page 579

KING, JODI

Map/Lot:

005-027

Account: 667

Location:

28 BOWERS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	59,600	116,900	176,500	59,600	116,900	176,500
2	0	42,800	42,800	0	42,800	42,800
TOTAL	59,600	159,700	219,300	59,600	159,700	219,300

Easton
Name: KING, JOSEPH A & SARAH E S

Valuation Report
JT

08/22/2016
Page 580
005-027-B
7 BOWERS RD

Account: 898 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4816P126

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.74	Acres-Rear Land (All)	500.00	870	100%		870
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.74						Land Total 17,870

Dwelling Description

Replacement Cost New

Conventional	One Story	1,008 Sqft	Grade C 110	Base	54,468
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	8,394
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,008	Insulation	931
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2011	0	Typical	Typical	Average	Typical	63,793	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	59,327

Acpt Land

17,900

Accepted Bldg

59,300

Total

77,200

Easton
Name: KING, LEONNA L

Valuation Report

08/22/2016

Page 581

Map/Lot:

008-011-D-001

Account: 865 Card: 1 of 1

Location:

76 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/10/2011
Sale Price	103,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B4967P036

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Commodore M/H	2009	26X72	C 100	59,839	Avq.	74%	100%	100%	44,281
Concrete Pad /CF	2009	1872	C 100	7,445	Avq.	92%	100%	100%	6,849
Wood Deck	2010	240	C 100	1,859	Avq.	93%	100%	100%	1,729
Open Frame Porch	2010	80	D 100	1,411	Avq.	93%	100%	100%	1,312
Wood Deck	2010	80	C 100	694	Avq.	93%	100%	100%	645
Frame Garage	2010	728	C 100	13,542	Avq.	93%	100%	100%	12,594
1,872 SFLA									Outbuilding Total 67,410

Accpt Land

17,000

Accepted Bldg

67,400

Total

84,400

Easton
Name: KINNEY, MICHAEL R & WENDY J

Valuation Report

08/22/2016

Page 582

Map/Lot:

006-016-C

Account: 923 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5183P303

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
3.30	Acres-Rear Land (All)	500.00	1,650	100%		1,650
Total Acres 4.30				Land Total		11,150
Accpt Land		11,200	Accepted Bldg	0	Total	11,200

Easton

Valuation Report

08/22/2016

Name: KINNEY, ROBERT A & VAN A & SARA R

Page 583

ADAMS, LORRAINE K & MCCAIN, JANE

Map/Lot:

007-059

Account: 419 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B2530P049

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
3.70	Acres-Rear Land (All)	500.00	1,850	100%		1,850
Total Acres 4.70					Land Total	11,350
Accpt Land	11,400	Accepted Bldg	0	Total		11,400

Easton
Name: KISER, WAYNE L

Valuation Report

08/22/2016

Page 584

Map/Lot:

014-002

Account: 176 Card: 1 of 1

Location:

320 STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellCesspool
Street Paved

CLASS Residential
Reference 1 B4555P102

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 10/01/1991
Sale Price 12,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	9,500.00	5,856	100%		5,856
600	\$/SF -Pavement	2.50	1,500	50%	Condition	750
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
Total Acres 0.38 Land Total						10,356

Dwelling Description

					Replacement Cost New
Ranch	One Story	682 Sqft	Grade D 110	Base	35,969
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1998	Typical	Typical	Good	Typical	35,152			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	95%	100%	25,046				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1998	25	C 100	293	Avq.	87%	100%	100%	255
Wood Deck	1998	25	C 100	293	Avq.	87%	100%	100%	255
682 SFLA									510
Outbuilding Total									510

Acpt Land

10,400

Accepted Bldg

25,600

Total

36,000

Easton
Name: KISER, WAYNE L

Valuation Report

08/22/2016

Page 585

Map/Lot:

007-006

Account: 238 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4555P102

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	25%	Access	2,375
28.90	Acres-Rear Land (All)	500.00	14,450	100%		14,450
Total Acres 29.90						Land Total 16,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	2001	540	C 100	5,141	Avq.	88%	100%	100%	4,524
Canopy	2001	256	C 100	2,437	Avq.	88%	100%	100%	2,145
Wood Deck	2001	230	D 100	1,465	Avq.	88%	100%	100%	1,289
Frame Shed	0								6,400
Pole Barn	2015	5000	C 100	62,500	Avq.	95%	85%	100%	50,469
Concrete Pad /CF	2015	2500	D 100	8,016	Avq.	95%	85%	100%	6,473
----- S O U N D V A L U E -----									
Outbuilding Total									71,300

Acpt Land	16,800	Accepted Bldg	71,300	Total	88,100
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Easton
Name: KISER, WAYNE L

Valuation Report

08/22/2016

Page 586

Map/Lot:

018-063

Account: 427 Card: 1 of 1

Location:

7 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2970P334
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 02/15/2016
Sale Price 25,964
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	9,500.00	4,750	90%	Restricted	4,275
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.25						Land Total 11,775

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	568 Sqft	Grade C 100	Base	51,839
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-278
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	53,661
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	95%	100%
						Value Rcnld 35,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1880	280	C 100	19,208	Avq+	70%	95%	100%	12,774
Unfin Basement	1880	280	C 100	3,312	Avq+	70%	95%	100%	2,202
One Story Frame	1880	260	C 100	12,300	Avq+	70%	95%	100%	8,180
Encl Frame Porch	1880	248	C 100	6,523	Avq+	70%	95%	100%	4,338
Frame Shed	1880	168	C 100	2,352	Avq+	70%	80%	100%	1,317
Unfinished Attic	1880	168	C 100	2,804	Avq+	70%	80%	100%	1,570
1,922 SFLA									30,381
Outbuilding Total									30,381

Acpt Land

11,800

Accepted Bldg

66,100

Total

77,900

Easton
Name: KNEELAND, KEITH R & ALICE R

Valuation Report

08/22/2016

Page 587

Map/Lot:

004-001-B

Account: 429 Card: 1 of 1

Location:

139 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5253P215

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.650	\$/SF -Pavement	2.50	4,125	75%	Condition	3,094
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
2.35	Acres-Rear Land (All)	500.00	1,175	100%		1,175
Total Acres 3.35 Land Total						21,269

Dwelling Description

Replacement Cost New

Ranch	One Story	989 Sqft	Grade C 105	Base	51,402
Exterior	Vinyl/Aluminum	Masonry Trim	300Sqft	Trim	1,764
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1982	0	Typical	Typical	Average	Typical	53,166	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	100%	100%	42,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1SFr Overhang	1982	43	C 105	2,136	Avq.	79%	100%	100%		1,687
Frame Garage	1983	598	C 105	11,969	Avq.	79%	80%	100%		7,565
Frame Shed	2013			---- SOUND VALUE ----						300
Frame Shed	1982			---- SOUND VALUE ----						500
Wood Deck	1994	308	C 105	2,472	Avq.	85%	100%	100%		2,101
1,032 SFLA							Outbuilding Total			12,153

Acpt Land

21,300

Accepted Bldg

54,200

Total

75,500

Easton

Valuation Report

08/22/2016

Name: KNEELAND, RICHARD C

Page 588

KNEELAND, LORNA J

JT

Map/Lot:

004-002

Account: 431

Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B1017P170 B3458P133
 Reference 2
 Tran/Land/Bldg 1 1 99
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
21.00	Acres-Rear Land (All)	500.00	10,500	100%		10,500
51.00	Acres-Tillable	1,000.00	51,000	100%		51,000
Total Acres 73.00					Land Total	71,000
Accpt Land		71,000	Accepted Bldg		0	Total
						71,000

Easton
Name: KNEELAND, RICHARD C

Valuation Report

08/22/2016

Page 589

Map/Lot:

001-021

Account: 433 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1 B1278P17

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
19.00	Acres-Rear Land (All)	500.00	9,500	100%		9,500
64.00	Acres-Tillable	1,000.00	64,000	100%		64,000
Total Acres 84.00			Land Total			83,000

Accpt Land

83,000

Accepted Bldg

0

Total

83,000

Easton

Valuation Report

08/22/2016

Name: KNEELAND, RICHARD C

Page 590

KNEELAND, LORNA J

JT

Map/Lot:

004-001-C

Account: 705

Card: 1 of 1

Location:

WEST RIDGE RD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

Reference 1 B1278P013 B3458P133 B4515P251

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
4.04	Acres-Rear Land (All)	500.00	2,020	0%		0
107.00	Acres-Tillable	1,000.00	107,000	100%		107,000
Total Acres 112.04			Land Total			116,500
Accpt Land		116,500	Accepted Bldg	0	Total	116,500

Easton

Valuation Report

08/22/2016

Name: KNOX, DANA & ETHEL

Page 591

C/O RAE HEWITT

Map/Lot:

019-022

Account: 434 Card: 1 of 1

Location:

141 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B4795P092

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50					Land Total	14,218

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade D 110	Base	46,524
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-233
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1903	0	Typical	Typical	Below Average	Typical	47,408
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	23,704	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1903	20	D 110	233	Avq-	50%	100%	100%	116
Wood Deck	1903	50	D 110	429	Avq-	50%	100%	100%	214
One Story Frame	1987	572	D 110	24,408	Avq.	81%	100%	100%	19,770
Frame Garage	1994	1120	D 110	18,044	Avq.	85%	75%	100%	11,503
Frame Shed	1995			----- SOUND VALUE -----					150
Open Frame Porch	1987	144	D 110	2,551	Avq.	81%	100%	100%	2,066
1,496 SFLA									33,819

Outbuilding Total

Acpt Land

14,200

Accepted Bldg

57,500

Total

71,700

Easton
Name: KRETSCHMER, ELIZABETH

Valuation Report

08/22/2016

Page 592

Map/Lot:

008-053

Account: 858 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/2005
Sale Price	9,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4224P141
Reference 2 LOT 13 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07				Land Total		10,035
Accpt Land		10,000	Accepted Bldg	0	Total	10,000

Easton
Name: KRETSCHMER, ELIZABETH

Valuation Report

08/22/2016

Page 593

Map/Lot:

004-033-A-014

Account: 1020 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1996 14X64 COMMODORE NOVA CU29843A
Reference 2
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond		Phy	Func	Econ	Rcnld
Commodore M/H	1996	14X64	C 100	23,427	Ava.		29%	100%	100%	6,677
896 SFLA										6,677
Accpt Land							6,700	Total		6,700

Easton
Name: LACASSE, STACEY & ROBERT

Valuation Report

08/22/2016

Page 594

Map/Lot:

008-006-003

Location:

HENDERSON RD

Account: 1088 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/17/2014
Sale Price	8,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5372P0325

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
11.80	Acres-Rear Land (All)	500.00	5,900	100%		5,900
Total Acres 12.80					Land Total	15,400

Accpt Land	15,400	Accepted Bldg	0	Total	15,400
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Easton

Valuation Report

08/22/2016

Name: LACOUTURE, TERRI & ALLEN, KEVIN W &

Page 595

BELLE-ISLE, SHEILA & KING, JODI I TC

Map/Lot:

004-015

Account: 452

Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/19/2008
Sale Price	70,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS	Residential
Reference 1	B4628P044

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)		Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	9,500.00	8,861	100%		8,861
1.250	\$/SF -Pavement	2.50	3,125	100%		3,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.87					Land Total	19,486

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade D 110	Base	40,823
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-218
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	Typical	Typical	Good	Typical	40,605			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	30,454				
Outbuildings/Additions/Improvements					Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1940	140	D 110	2,489	Good	75%	100%	100%	1,867
Frame Shed	1940	224	D 110	2,829	Good	75%	80%	100%	1,698
Frame Garage	1940	480	D 110	8,528	Good	75%	100%	100%	6,396
864 SFLA									9,961

Acpt Land

19,500

Accepted Bldg

40,400

Total

59,900

Easton

Valuation Report

08/22/2016

Name: LADNER, HEIRS OF FERN E

Page 596

C/O RANDY LADNER

Map/Lot:

022-006

Account: 436 Card: 1 of 1

Location:

13 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities NoneSeptic System
 Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Topography	7,125
0.75	Acres-Rear Land (All)	500.00	375	100%		375
1.00	# -Lot Improvement	7,500.00	7,500	65%	Restricted	4,875
					Land Total	12,375

Dwelling Description

Replacement Cost New

Cape Cod	One Story	810 Sqft	Grade D 110	Base	39,383
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,467
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-491
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Below Average	Typical	46,359
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						Value(Rcnld)
						22,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2010	64	D 100	474	Avq.	93%	100%	100%		441
810 SFLA										441
Outbuilding Total										441

Acpt Land

12,400

Accepted Bldg

22,500

Total

34,900

Easton

Valuation Report

08/22/2016

Name: LADNER, MARVIN D & ALAN R &

Page 597

LADNER, RUTH ANN

Map/Lot:

007-061

Account: 438 Card: 1 of 1

Location:

702 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2738P165

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	9,500.00	5,027	100%		5,027
1,200	\$/SF -Pavement	2.50	3,000	100%		3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.28					Land Total	15,527

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	875 Sqft	Grade D 110	Base	55,919
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-6,365
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	-795
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1951	Typical	Typical	Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	36,569	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1956	208	D 110	5,059	Good	78%	100%	100%	3,946
Frame Garaqe	1960	592	D 110	10,192	Good	79%	95%	100%	7,649
Patio	2010	135	D 110	816	Avq.	93%	100%	100%	759
1,520 SFLA									
Outbuilding Total									12,354

Acpt Land

15,500

Accepted Bldg

48,900

Total

64,400

Easton

Valuation Report

08/22/2016

Name: LADNER, RANDY

Page 598

LADNER, ALLYN

Map/Lot:

007-050-A

Account: 802

Card: 1 of 1

Location:

652 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 12/01/1996
 Sale Price 12,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Mobile Home

Reference 1 B2976P038

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.60	Acres-Rear Land (All)	500.00	1,800	100%		1,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.60						Land Total 18,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Monterev M/H	1971	12X62	C 100	19.582	Fair	15%	85%	100%	2,497
Encl Frame Porch	1980	64	D 100	1.895	Avg.	78%	100%	100%	1,478
Wood Deck	2010	192	D 100	1.238	Avg.	93%	100%	100%	1,151
Frame Shed	1971			----- S O U N D V A L U E -----					100
Frame Shed	1971			----- S O U N D V A L U E -----					200
Barn	1977	690	E 100	7,974	Avg.	76%	100%	100%	6,060
Frame Shed	2010	126	E 100	883	Avg.	93%	80%	100%	657
Canopy	2010	160	E 100	762	Avg.	93%	100%	100%	709
808 SFLA				Outbuilding Total					12,852

Accpt Land

18,800

Accepted Bldg

12,900

Total

31,700

Easton

Valuation Report

08/22/2016

Name: LAFRANCE, BRITTNEY

Page 599

WHITE, LOREN JR

Map/Lot:

004-057-F

Account: 914 Card: 1 of 1

Location:

277 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/15/2013
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Mobile Home

Reference 1 B5241P324

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.65	Acres-Rear Land (All)	500.00	325	100%		325
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.65						Land Total 17,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1993	14X66	B 100	27,281	Avq.	25%	100%	100%	6,820
Wood Deck	1993	208	D 100	1,334	Avq.	84%	100%	100%	1,121
Frame Shed	1993			----- S O U N D V A L U E -----					500
Frame Shed	1993			----- S O U N D V A L U E -----					1,000
924 SFLA				Outbuilding Total					9,441

Acpt Land

17,300

Accepted Bldg

9,400

Total

26,700

Easton
Name: LAFRANCE, GLENN D

Valuation Report

08/22/2016

Page 600

Map/Lot:

002-020

Account: 439 Card: 1 of 1

Location:

184 MAHANY ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 09/01/1988
Sale Price 5,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B2125P173 B3880P039
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
44.00	Acres-Rear Land (All)	500.00	22,000	100%		22,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 45.00						Land Total 39,000

Dwelling Description

Replacement Cost New

Conventional	One Story	918 Sqft	Grade D 105	Base	40,343
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,233
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,589
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1994	0	Typical	Typical	Average	Typical	36,699				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		85%	100%	100%				
Outbuildings/Additions/Improvements						Value(Rcnld)				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1995			----	S O U N D	V A L U E	----			1,000
Frame Garaqe	2010	1280	C 100	22,643	Avq.	93%	75%	100%		15,794
918 SFLA										Outbuilding Total 16,794

Acpt Land

39,000

Accepted Bldg

48,000

Total

87,000

Easton
Name: LAMB, JR. GRANVILL N. & JANICE L.

Valuation Report

08/22/2016

Page 601

Map/Lot:

004-020-007

Location:

MOOSE MEADOWS

Account: 886 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/03/2014
Sale Price	10,440
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5323P0100

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Baselot (Fract)	9,500.00	8,861	100%		8,861
Total Acres 0.87				Land Total		8,861

Accpt Land	8,900	Accepted Bldg	0	Total	8,900
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Easton
Name: LAMOREAU, COLE & RAE

Valuation Report

08/22/2016

Page 602

Map/Lot:

017-002

Account: 556 Card: 1 of 1

Location:

44 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4282P071

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/18/2006
Sale Price 26,677
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50						Land Total 14,218

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	616 Sqft	Grade D 115	Base	48,639
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1929	0	Typical	Typical	Above Average	Typical	47,826	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		70%	90%	100%	30,130

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1960	336	D 115	14,990	Avq+	75%	100%	100%	11,242
Encl Frame Porch	1929	40	D 115	1,662	Avq+	70%	90%	100%	1,047
Frame Garage	1981	720	D 100	10,996	Avq.	78%	100%	100%	8,577
1,300 SFLA									
Outbuilding Total									20,866

Acpt Land

14,200

Accepted Bldg

51,000

Total

65,200

Easton

Valuation Report

08/22/2016

Name: LAMOREAU, CRAIG & AMANDA L LAMOREAU

Page 603

Map/Lot:

019-008

Account: 365

Card: 1 of 1

Location:

158 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 12/11/2013

Sale Price 22,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Commercial

Reference 1 B5311P0117 B5498P58

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.46	Acres-Rear Land (All)	500.00	730	100%		730
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.46					Land Total	17,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1990	14X51	C 100	19.652	Avg.	25%	100%	100%	4,913
Wood Deck	1990	120	C 100	986	Avg.	83%	100%	100%	818
Wood Deck	2015	256	C 100	1,976	Avg.	95%	100%	100%	1,877
One Story Frame	1980	216	D 100	8,380	Avg.	78%	100%	100%	6,536
Concrete Pad /CF	1990	714	C 100	3,149	Avg.	80%	100%	100%	2,519
14Mobile Home	1980	14X46	C 100	18,200	Avg.	20%	100%	100%	3,640
Concrete Pad /CF	1980	644	C 100	2,889	Avg.	75%	100%	100%	2,167
One Story Frame	1980	336	D 100	13,035	Avg.	78%	100%	100%	10,167
1,910 SFLA									
Outbuilding Total									32,637

Accpt Land

17,700

Accepted Bldg

32,600

Total

50,300

Easton

Valuation Report

08/22/2016

Name: LAMOREAU, DAVID & PENNY JT

Page 604

Map/Lot:

018-022

Account: 306 Card: 1 of 1

Location:

49 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/16/2010
Sale Price	20,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

CLASS	Residential
Reference 1	B4864 P107

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.27	Acres-Rear Land (All)	500.00	135	100%		135
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.27						Land Total 17,135

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	840 Sqft	Grade C 100	Base	63,260
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1900	0	Typical	Typical	Above Average	Typical	64,660		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete		None		70%	85%	100%	38,473	
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1900	56	C 100	2,649	Avq+	70%	85%	100%
One Story Frame	2012	135	C 100	6,386	Avq.	94%	85%	100%
Wood Deck	2011	248	C 100	1,917	Avq.	93%	100%	100%
Frame Garage	2012	576	C 100	11,036	Avq.	94%	85%	100%
Frame Shed	2012	200	C 100	2,800	Avq.	94%	80%	100%
1,661 SFLA								
						Outbuilding Total		19,386
Acpt Land		17,100	Accepted Bldg		57,900	Total		75,000

Easton

Valuation Report

08/22/2016

Name: LAMOREAU, DAVID M

Page 605

LAMOREAU, PENELOPE L

Map/Lot:

001-032-D

Account: 972 Card: 1 of 1

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 02/01/2001
 Sale Price 6,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential
 Topography Level
 Utilities None
 Street Paved

Reference 1 B3479P205

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
5.00	Acres-Rear Land (All)	500.00	2,500	100%		2,500
Total Acres 6.00					Land Total	12,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0	192	C 100	2.688	Avg.	60%	100%	100%		1.613
Outbuilding Total										1,613

Accpt Land

12,000

Accepted Bldg

1,600

Total

13,600

Easton

Valuation Report

08/22/2016

Name: LAMOREAU, MERLE F JR

Page 606

Map/Lot:

008-019-B

Account: 450 Card: 1 of 1

Location:

52 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/29/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS	Mobile Home
Reference 1	B1987P062 B2811P082 B5511P228
Reference 2	
Tran/Land/Bldg	1 1 9
Recertified Date	0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.75	Acres-Rear Land (All)	500.00	875	100%		875
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.75						Land Total 17,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Marlette M/H	1968	12X56	B 100	20,556	Fair	15%	85%	100%	2,621
Wood Deck	1986	63	C 100	571	Avq.	81%	100%	100%	463
One Story Frame	1986	348	D 100	13,500	Fair	48%	100%	100%	6,480
Frame Shed	1980			----	S O U N D	V A L U E	----		300
Frame Shed	1997			----	S O U N D	V A L U E	----		450
Frame Shed	1986			----	S O U N D	V A L U E	----		100
Canopy	1988	96	D 100	749	Avq-	70%	100%	100%	524
Frame Garage	1986	912	C 100	16,576	Avq-	69%	100%	100%	11,437
Frame Shed	1986	264	C 100	3,696	Avq-	69%	80%	100%	2,040
1,020 SFLA									Outbuilding Total 24,415

Accpt Land

17,900

Accepted Bldg

24,400

Total

42,300

Easton
Name: LAMOREAU, PATRICIA A & MERLE F JR

Valuation Report

08/22/2016

Page 607

Map/Lot:

001-015

Account: 451 Card: 1 of 1

Location:

246 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1923P212

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.92	Acres-Rear Land (All)	500.00	1,460	100%		1,460
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.92 Land Total						18,460

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	896 Sqft	Grade C 100	Base	65,611
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	20%			Unfinished	-4,566

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	Typical	Typical	Average	Typical	52,239			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	41,791				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1985	120	C 100	5,677	Avq.	80%	100%	100%	4,542
Open Frame Porch	1985	120	C 100	2,414	Avq.	80%	100%	100%	1,931
Wood Deck	1985	40	C 100	403	Avq.	80%	100%	100%	322
Open Frame Porch	1985	40	C 100	1,028	Avq.	80%	100%	100%	822
Wood Deck	1985	20	C 100	258	Avq.	80%	100%	100%	206
Frame Garage	1996	956	C 100	17,301	Avq.	86%	100%	100%	14,879
Frame Shed	1985								350
1,375 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			23,052

Acpt Land

18,500

Accepted Bldg

64,800

Total

83,300

Easton
Name: LAMOREAU, RAE M & COLE L

Valuation Report
JT

08/22/2016

Page 608

Map/Lot:

017-003

Account: 322 Card: 1 of 1

Location:

48 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4995P142

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1,200	\$/SF -Pavement	2.50	3,000	50%	Condition	1,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50			Land Total			15,718

Dwelling Description

Replacement Cost New

Conventional	One Story	520 Sqft	Grade D 90	Base	25,894
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 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	Partial			Insulation	-107
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Below Average	Typical	25,787	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		50%	48%	100%	6,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	432	D 90	5,769	Avq-	50%	48%	100%	1,384
Frame Shed	1920	130	D 90	1,343	Avq-	50%	80%	100%	538
Frame Garage	1920	504	D 90	7,269	Avq-	50%	100%	100%	3,634
520 SFLA									
Outbuilding Total									5,556

Acctd Land

15,700

Accepted Bldg

11,700

Total

27,400

Easton
Name: LAMOUREUX, LEO J

Valuation Report

08/22/2016

Page 609

Map/Lot:

009-007-C

Account: 219 Card: 1 of 1

Location:

419 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/01/1996
Sale Price	67,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B2909P038

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Access	7,125
59.00	Acres-Rear Land (All)	500.00	29,500	100%		29,500
20.00	Acres-Wasteland	60.00	1,200	100%		1,200
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 80.00 Land Total						45,325

Dwelling Description

Replacement Cost New

Ranch	One Story	680 Sqft	Grade D 115	Base	37,549
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-5,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	31,719
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						25,692
None						
Phys. %						81%
Func. %						100%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Open Frame Porch	1987	24	D 115	708	Avq.	81%	100% 100%	573
Encl Frame Porch	1987	120	D 115	3,389	Avq.	81%	100% 100%	2,745
Frame Garage	1988	480	C 100	9,454	Avq.	82%	100% 100%	7,752
800 SFLA							Outbuilding Total	11,070

Acpt Land

45,300

Accepted Bldg

36,800 Total

82,100

Easton

Valuation Report

08/22/2016

Name: LANDEEN, KEITH & RUTH JT

Page 610

Map/Lot:

008-043

Account: 535 Card: 1 of 1

Location:

23 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Date 02/01/2006

Sale Price 64,900

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B4243P189
 Reference 2 LOT 3 EVERGREEN HEIGHTS
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.07						Land Total 17,535

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 100	Base	54,484
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	Typical	Typical	Average	Typical	43,906			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		87%	100% 100%	38,198			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1999	35	C 100	1,655	Avq.	87%	100%	100%	1,440
Frame Shed	2005					----- S O U N D V A L U E -----			550
Stable w/Loft	2004	620	D 100	14,315	Avq.	90%	100%	100%	12,884
Canopy	2004	124	D 100	968	Avq.	90%	100%	100%	871
1,211 SFLA						Outbuilding Total			15,745

Acpt Land

17,500

Accepted Bldg

53,900

Total

71,400

Easton

Valuation Report

08/22/2016

Name: LANTER, DAVID B

Page 611

HIGGEE, GARY

TC

Map/Lot:

002-020-B

Account: 205

Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B4970P042

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
24.00	Acres-Rear Land (All)	500.00	12,000	100%		12,000
Total Acres 25.00					Land Total	21,500
Accpt Land		21,500	Accepted Bldg	0	Total	21,500

Easton
Name: LARSEN, JAN

Valuation Report

08/22/2016

Page 612

Map/Lot:

001-010-B

Account: 456 Card: 1 of 1

Location:

273 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1535P198

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00						Land Total 19,000

Dwelling Description

Replacement Cost New

Ranch	One Story	336 Sqft	Grade D 100	Base	24,310
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-4,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Obsolete	Obsolete	Average	Inadeq.	19,810
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	86%	100%
						Value(Rcnld) 12,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2014	420	D 100	8,578	Avq.	95%	100%	100%	8,149
2S Frame Garage	2014	1120	B 100	42,428	Avq.	95%	75%	100%	30,230
Open Frame Porch	2014	320	C 100	5,877	Avq.	95%	100%	100%	5,583
Wood Deck	2014	184	C 100	1,452	Avq.	95%	100%	100%	1,379
Frame Shed	1975			---- SOUND VALUE ----					200
Frame Shed	1975			---- SOUND VALUE ----					500
One Story Frame	2014	201	D 100	7,797	Avq.	95%	100%	100%	7,407
957 SFLA									
Outbuilding Total									53,448

Acpt Land

19,000

Accepted Bldg

66,200

Total

85,200

Easton

Valuation Report

08/22/2016

Name: LARSEN, JAN

Page 613

MCBREAIRTY, BRIDGET H

Map/Lot:

001-026-D

Account: 918 Card: 1 of 1

Location:

BANGOR RD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

Reference 1 B5251P061

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
Total Acres 2.00			Land Total			10,000
Accpt Land		10,000	Accepted Bldg		0	Total
						10,000

Easton
Name: LARSEN, JEFFREY J

Valuation Report

08/22/2016

Page 614

Map/Lot:

009-002

Account: 457 Card: 1 of 1

Location:

372 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1218P026 B2893P304 B3546P002
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
28.00	Acres-Rear Land (All)	500.00	14,000	100%		14,000
10.00	Acres-Wasteland	60.00	600	100%		600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
4.00	Acres-Gravel Pit	5,000.00	20,000	100%		20,000
Total Acres 43.00 Land Total						51,600

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade E 115	Base	19,495
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-618
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
1976	0	Old Type	Old Type	Average	Typical	15,142
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		76%	50%	100%
						Value(Rcnld)
						5,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	288	E 115	7,833	Avq.	76%	100%	100%	5,953
Wood Deck	2010	128	E 115	600	Avq.	76%	100%	100%	456
Encl Frame Porch	1986	56	E 115	1,223	Avq.	76%	100%	100%	929
Frame Shed	1976	608	D 100	6,980	Avq.	76%	80%	100%	4,244
Frame Shed	1987	684	D 100	7,852	Avq.	81%	100%	100%	6,360
824 SFLA									
Outbuilding Total									17,942

Acpt Land

51,600

Accepted Bldg

23,700

Total

75,300

Easton

Valuation Report

08/22/2016

Name: LATOUR, DENNIS

Page 615

LATOUR, MARTA

Map/Lot:

018-062

Account: 460 Card: 1 of 1

Location:

11 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Date 05/01/1989

Zoning/Use Residential
Topography LevelRolling

Sale Price 24,500

Utilities Drilled WellSeptic System

Sale Type Land & Buildings

Street Paved

Financing Seller Financed

Verified

Validity Arms Length Sale

CLASS Residential

Reference 1 B2175P329

Reference 2

Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	9,500.00	5,933	90%	Restricted	5,339
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.39					Land Total	12,839

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	480 Sqft	Grade D 110	Base	43,426
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-695
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	Partial			Insulation	-212
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2005	Typical	Typical	Below Average	Typical	42,519
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	91%	100%	19,346	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	44	D 110	1,877	Avq-	50%	91%	100%	854
Two Story Frame	2005	360	D 110	28,368	Avq.	90%	68%	100%	17,361
Unfin Basement	2005	360	D 110	3,842	Avq.	90%	100%	100%	3,458
Two Story Frame	2005	650	D 110	51,219	Avq.	90%	68%	100%	31,346
Encl Frame Porch	1900	160	D 110	4,066	Avq-	50%	91%	100%	1,850
Wood Deck	2005	96	D 110	731	Avq.	90%	100%	100%	658
3,064 SFLA									55,527

Outbuilding Total

Acpt Land

12,800

Accepted Bldg

74,900 Total

87,700

Easton

Valuation Report

08/22/2016

Name: LAWRENCE, BRYAN R

Page 616

LAWRENCE, EARLENE S

Map/Lot:

019-012

Account: 334 Card: 1 of 1

Location:

194 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/01/1995
 Sale Price 54,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B2840P255

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 17,000

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,386 Sqft	Grade C 110	Base	60,086
Exterior	Asbestos Siding	Masonry Trim	272Sqft	Trim	1,676
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,540
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,080
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Good	Typical	66,382
Functional Obsolescence						Value(Rcnld)
None		None		81%	100%	53,769
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Canopy	2014	400	C 110	4,189	Avq.	3,980
Wood Deck	1965	60	C 110	604	Good	489
1,386 SFLA						4,469

Acpt Land

17,000

Accepted Bldg

58,200

Total

75,200

Easton

Valuation Report

08/22/2016

Name: LAWRENCE, HEIRS OF GLENWOOD

Page 617

LAWRENCE, MARILYN

Map/Lot:

022-010

Account: 461 Card: 1 of 1

Location:

331 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1159P159

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
5.00	Acres-Rear Land (All)	500.00	2,500	100%		2,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 6.00						Land Total 19,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	832 Sqft	Grade D 110	Base	59,156
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-908
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,263
Attic	Floor & Stairs			Attic	1,346
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,009
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Average	Typical	59,848
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Overbuilt	None	60%	90%	100%	32,318	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
2S Encl Fr Porch	1910	140	D 110	5,492 Avq.	60% 90% 100%	2,966
Wood Deck	2010	144	D 110	1,047 Avq.	93% 100% 100%	974
Frame Garage	1910	552	D 100	8,725 Avq.	50% 100% 100%	4,362
Unfin Basement	1910	294	D 110	3,137 Avq.	60% 90% 100%	1,694
One Story Frame	1910	294	D 110	12,546 Avq.	60% 90% 100%	6,775
Unfinished Attic	1910	294	D 110	2,911 Avq.	60% 90% 100%	1,572
1,958 SFLA					Outbuilding Total	18,343
Acpt Land		19,500	Accepted Bldg		50,700	Total 70,200

Easton
Name: LEBLANC, LINDA M.

Valuation Report

08/22/2016

Page 618

Map/Lot:

013-001

Account: 257 Card: 1 of 1

Location:

382 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4882 P263
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 11/01/2010
Sale Price 30,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Homesite (Fract)	9,500.00	8,912	100%		8,912
750	\$/SF -Pavement	2.50	1,875	100%		1,875
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.88						Land Total 18,287

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	728 Sqft	Grade D 100	Base	33,815
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,128
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Average	Typical	34,609
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	95%	100%
						21,371
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Open Frame Porch	1955	12	D 100	447	Avq.	65%
Frame Shed	1955	352	D 100	4,041	Avq.	65%
728 SFLA						Outbuilding Total
						2,772

Acpt Land

18,300

Accepted Bldg

24,100

Total

42,400

Easton
Name: LEGASSIE, MICHAEL J & KYLA J.

Valuation Report

08/22/2016

Page 619

Map/Lot:

001-035-A

Account: 833 Card: 1 of 1

Location:

132 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 11/05/2015
Sale Price 127,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B5326P0178 B5488P215
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00 Land Total						17,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade B 100	Base	60,410
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	1008 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,989
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	Typical	Typical	Very Good	Typical	70,961			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		87%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1979	96	B 100	2,437	V.G.	87%	100%	100%	2,120
Wood Deck	1979	256	B 100	2,410	V.G.	87%	100%	100%	2,097
Wood Deck	1979	48	B 100	563	V.G.	87%	100%	100%	490
Frame Shed	1979								300
1,008 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			5,007
Accpt Land		17,500	Accepted Bldg		66,700	Total		84,200	

Easton
Name: LEIGHTON, DAVID A.

Valuation Report

08/22/2016

Page 620

Map/Lot:

004-058

Location:

BANGOR ROAD

Account: 152 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/1999
Sale Price	600
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B3353P322

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.60	Acres-Rear Land (All)	500.00	3,800	100%		3,800
Total Acres 7.60				Land Total		3,800

Accpt Land	3,800	Accepted Bldg	0	Total	3,800
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Easton
Name: LENTO, PETER A & KRISTINA M

Valuation Report
JT

08/22/2016

Page 621

Map/Lot:

018-003

Account: 384 Card: 1 of 1

Location:

25 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4756P145

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	9,500.00	6,157	100%		6,157
1,500	\$/SF -Pavement	2.50	3,750	75%	Condition	2,813
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.42 Land Total						16,470

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	528 Sqft	Grade D 115	Base	45,302
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-1,514
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	Partial			Insulation	-209
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1985	Typical	Typical	Above Average	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	70%	95%	100%	28,980				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1995	81	D 115	3,613	Avq.	85%	100%	100%	3,071
1 & 1/2 Story Fr	1985	135	D 115	8,734	Avq.	80%	100%	100%	6,987
Open Frame Porch	1900	176	D 115	3,191	Avq+	70%	95%	100%	2,122
Wood Deck	1995	216	D 115	1,588	Avq.	85%	100%	100%	1,350
Frame Shed	2005	288	C 100	4,032	Avq.	90%	100%	100%	3,629
Frame Shed	1900			- - - - S O U N D V A L U E - - - -					250
Frame Garage	1985	672	C 100	12,619	Avq.	80%	100%	100%	10,095
Frame Bay Window	1900	16	D 115	1,099	Avq+	70%	95%	100%	731
1,091 SFLA									
Outbuilding Total									28,235

Acpt Land

16,500

Accepted Bldg

57,200

Total

73,700

Easton
Name: LERCH, HOWARD A & L BETH

Valuation Report

08/22/2016

Page 622

Map/Lot:

001-011

Location:

WEST RIDGE ROAD

Account: 32 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/04/2006
Sale Price	58,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography RollingBelow Street
Utilities None
Street Paved

CLASS Residential
Reference 1 B4319P178

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Topoqraphv	4,750
3.00	Acres-Rear Land (All)	500.00	1,500	100%		1,500
Total Acres 4.00					Land Total	6,250

Accpt Land	6,300	Accepted Bldg	0	Total	6,300
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Easton
Name: LERCH, HOWARD A & L BETH

Valuation Report

08/22/2016

Page 623

Map/Lot:

001-010

Location:

WEST RIDGE ROAD

Account: 221 Card: 1 of 1

Neighborhood 1 Resident/Agric.
Tree Growth 2007
Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	08/04/2006
Sale Price	58,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS Residential
Reference 1 B4319P178

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
65.00	Acres-Mixed Wood-TG	165.00	10,725	100%		10,725
55.00	Acres-Hardwood-TG	181.00	9,955	100%		9,955
Total Acres 120.00					Land Total	20,680

Accpt Land	20,700	Accepted Bldg	0	Total	20,700
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Easton
Name: LESUISSE, CHRISTIAN

Valuation Report

08/22/2016

Page 624

Map/Lot:

011-001-003

Account: 1099 Card: 1 of 1

Location:

210 FOREST AVE

Neighborhood 1 Resident/Agric.
Tree Growth 1982
Zoning/Use Residential
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/16/2012
Sale Price 115,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B5113P232

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 2023 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
10.00	Acres-Rear Land (All)	500.00	5,000	100%		5,000
29.00	Acres-Wasteland	60.00	1,740	100%		1,740
36.00	Acres-Mixed Wood-TG	165.00	5,940	100%		5,940
9.00	Acres-Hardwood-TG	181.00	1,629	100%		1,629
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 85.00 Land Total						31,309

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 105	Base	64,629
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,470
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	66,099
Functional Obsolescence						Value(Rcnd)
Incomplete		None		Phys. % 90%	Func. % 95%	
					Econ. % 100%	56,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	2005	384	C 105	19,075	Avq.	90%	95%	100%	16,310
Unfin Basement	2005	384	C 105	4,769	Avq.	90%	95%	100%	4,077
Wood Deck	2012	112	C 105	973	Avq.	94%	100%	100%	915
Frame Shed	2005			----	S O U N D	-----	-----	-----	450
Frame Shed	2005			----	S O U N D	-----	-----	-----	500
Frame Garage	2015	2340	C 100	40,118	Avq.	95%	85%	100%	32,395
1,680 SFLA									
Outbuilding Total									54,647

Acpt Land

31,300

Accepted Bldg

111,200

Total

142,500

Easton
Name: LEVESQUE, MICHAEL J & PENELOPE D

Valuation Report

08/22/2016

Page 625

Map/Lot:

001-018-C

Account: 1048 Card: 1 of 1

Location:

206 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/22/2006
Sale Price	32,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B4372P231

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
7.30	Acres-Rear Land (All)	500.00	3,650	100%		3,650
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 8.30						Land Total 20,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Kent M/H	2008	16X72	A 100	41.834	Avq.	70%	100%	100%		29,493
Unfin Basement	2008	1152	C 100	13.625	Avq.	92%	100%	100%		12,535
Open Frame Porch	2009	96	C 100	1,998	Avq.	92%	100%	100%		1,838
Wood Deck	2009	80	C 100	694	Avq.	92%	100%	100%		638
Frame Shed	2013	60	C 100	840	Avq.	94%	100%	100%		790
1,152 SFLA							Outbuilding Total			45,294

Accpt Land

20,700

Accepted Bldg

45,300

Total

66,000

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 01/01/2004
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4820P022

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 17,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,426 Sqft	Grade C 100	Base	61,876
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,800
Attic	Full Finished			Attic	12,417
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-399
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	None	None	Excellent	Typical	71,094
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		85%	34%	100%
						20,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	360	C 100	17,031	Exc.	85%	34%	100%	4,922
Open Frame Porch	1880	40	C 100	1,028	Exc.	85%	34%	100%	297
Frame Shed	1880	36	C 100	504	Exc.	85%	34%	100%	146
Open Frame Porch	2014	281	C 100	5,201	Avq.	95%	100%	100%	4,941
1,786 SFLA									10,306

Acpt Land

17,000

Accepted Bldg

30,900

Total

47,900

Easton
Name: LITTLEFIELD, DAVID

Valuation Report

08/22/2016

Page 627

Map/Lot:

021-012

Account: 448 Card: 1 of 1

Location:

552 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 03/01/2003
Sale Price 34,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B3781P315 B4487P271

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	9,500.00	4,936	100%		4,936
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.27				Land Total		12,436

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base	62,356
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,042
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-371
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Above Average	Typical	63,043
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	44,130	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	248	C 100	4,630	Avq.	91%	100%	100%	4,213
Wood Deck	1988	60	C 100	549	Avq.	82%	100%	100%	450
Wood Deck	2006	196	C 100	1,539	Avq.	91%	100%	100%	1,400
Frame Shed	2013	448	C 100	6,272	Avq.	94%	100%	100%	5,896
1,326 SFLA									
							Outbuilding Total		11,959

Acpt Land

12,400

Accepted Bldg

56,100

Total

68,500

Easton

Valuation Report

08/22/2016

Name: LLOYD, THERESA M - LIFE ESTATE

Page 628

FLEWELLING, MARGARET A.

Map/Lot:

018-031

Account: 469 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B3958P136

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.17	Acres-Rear Land (All)	500.00	85	100%		85
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.17						Land Total 17,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1987	728	C 100	13,542	Avq.	81%	100%	100%		10,969
Open Frame Porch	1987	160	C 100	3,107	Avq.	81%	100%	100%		2,517
Outbuilding Total										13,486

Accpt Land

17,100

Accepted Bldg

13,500

Total

30,600

Easton

Valuation Report

08/22/2016

Name: LLOYD, THERESA M - LIFE ESTATE

Page 629

FLEWELLING, MARGARET A.

Map/Lot:

018-030

Account: 471 Card: 1 of 1

Location:

9 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/01/1999
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3958P136

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	9,500.00	3,917	100%		3,917
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.17						Land Total 11,417

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Saltbox	One & 3/4 Story	572 Sqft	Grade D 110	Base	46,911
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	631
Attic	None			Attic	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	1995	Typical	Typical	Above Average	Typical	47,542			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	95%	100%			
Value(Rcnld)						31,615			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1945	158	D 110	4,026	Avq+	70%	95%	100%	2,677
Wood Deck	2003	42	D 110	377	Avq.	89%	100%	100%	336
Frame Shed	1945								750
1,159 SFLA									3,763
Outbuilding Total									3,763

Acpt Land

11,400

Accepted Bldg

35,400

Total

46,800

Easton

Valuation Report

08/22/2016

Name: LOCKHART, JOSEPH

Page 630

LOCKHART, PAULETTE

Map/Lot:

005-029-B

Account: 472 Card: 1 of 1

Location:

209 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1058P588 B3236P192

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.18	Acres-Rear Land (All)	500.00	590	100%		590
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.18					Land Total	17,590

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade D 105	Base	38,968
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-2,490
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Old Type	Old Type	Above Average	Typical	36,478
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	95%	100%	25,297	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	119	D 105	4,847	Avq.	83%	100%	100%	4,023
1 Story Basement	1984	288	D 105	14,663	Avq.	80%	100%	100%	11,730
Wood Deck	1985	240	D 105	1,600	Avq.	80%	100%	100%	1,280
1.25 S-Gar	2004	1080	C 100	21,362	Avq.	90%	55%	100%	10,574
Frame Shed	1954			----- S O U N D V A L U E -----					800
Frame Garage	1970	384	D 100	6,453	Avq.	73%	100%	100%	4,711
Frame Shed	1970	414	E 100	2,899	Avq.	73%	80%	100%	1,693
983 SFLA									
Outbuilding Total									34,811

Acpt Land

17,600

Accepted Bldg

60,100

Total

77,700

Easton
Name: LOCKHART, WALTER

Valuation Report

08/22/2016

Page 631

Map/Lot:

006-001-B

Account: 88 Card: 1 of 1

Location:

260 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 10/01/2002
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B3718P172

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.17	Acres-Rear Land (All)	500.00	585	100%		585
150	\$/SF -Pavement	2.50	375	75%	Condition	281
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.17						17,866

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	690 Sqft	Grade D 115	Base	51,445
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-860
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	Partial			Insulation	-273
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition			
1880	0	Typical	Typical	Above Average	Typical		50,312
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	95%	100%	33,457

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1880	160	D 115	4,250	Avq+	70%	95%	100%	2,826
One Story Frame	1880	209	D 115	9,324	Avq+	70%	95%	100%	6,201
Frame Garage	1880	506	D 100	8,103	Avq-	50%	85%	100%	3,444
Frame Shed	1880	288	D 115	3,802	Avq.	60%	100%	100%	2,281
Frame Shed	1880			----	S O U N D	-----	-----	-----	100
Frame Shed	1880			----	S O U N D	-----	-----	-----	150
Frame Garage	2012	484	D 100	7,805	Avq.	94%	100%	100%	7,337
1,404 SFLA									
Outbuilding Total									22,339

Acpt Land	17,900	Accepted Bldg	55,800	Total	73,700
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Easton
Name: LODGE, MICHAEL & KAREN

Valuation Report
JT

08/22/2016

Page 632

Map/Lot:

006-003

Account: 74 Card: 1 of 1

Location:

3 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4932P307

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 04/27/2011
Sale Price 92,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.91	Acres-Rear Land (All)	500.00	1,455	100%		1,455
1,600	\$/SF -Pavement	2.50	4,000	100%		4,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.91 Land Total						22,455

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,088 Sqft	Grade D 110	Base	63,645
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,039
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,010
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	45%			Unfinished	-9,645

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	45,971
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 92%	Func. % 100%	
					Econ. % 100%	42,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2008	28	D 110	284	Avq.	92%	100%	100%		261
Frame Shed	1996									700
----- S O U N D V A L U E -----										
898 SFLA										961
Outbuilding Total										961

Acpt Land

22,500

Accepted Bldg

43,300

Total

65,800

Easton

Valuation Report

08/22/2016

Name: LODGE, MICHAEL W. JT

Page 633

LIKE, NICOLE A.

Map/Lot:

006-030

Account: 512 Card: 1 of 1

Location:

GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 11/09/2010

Sale Price 75,000

Sale Type Land Only

Financing Conventional

Verified Buyer

Validity Arms Length Sale

Zoning/Use Residential
Topography RollingAbove Street

Utilities None

Street Paved

CLASS Residential

Reference 1 B4884 P72

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
19.00	Acres-Rear Land (All)	500.00	9,500	100%		9,500
59.00	Acres-Tillable	1,000.00	59,000	100%		59,000
Total Acres 79.00					Land Total	78,000

Accpt Land

78,000

Accepted Bldg

0

Total

78,000

Easton
Name: LONG, RAYMOND & SUZANNE

Valuation Report

08/22/2016

Page 634

Map/Lot:

002-020-F

Account: 34 Card: 1 of 1

Location:

190 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/25/2008
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Agricultural
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Paved

CLASS Mobile Home

Reference 1 B4631P051

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	Acres-Secondary	.00		100%		0
11.00	Acres-Rear Land (All)	500.00	5,500	100%		5,500
11.00	Acres-Tillable	1,000.00	11,000	100%		11,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 24.00 Land Total						33,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1996	213	E 100	1,491	Fair	61%	100%	100%	910
Wood Deck	1998	280	C 100	2,150	Avq.	87%	100%	100%	1,870
Wood Deck	1998	96	C 100	811	Avq-	78%	100%	100%	633
1.5 S-Gar	1998	1176	C 100	28,108	Avq.	87%	100%	100%	24,454
One Story Frame	2008	280	D 110	11,948	Avq.	92%	100%	100%	10,992
Double Wide MH	1997	28X76	B 100	94,568	Avq.	32%	100%	100%	30,262
2,408 SFLA									
Outbuilding Total									69,121

Accpt Land

33,500

Accepted Bldg

69,100

Total

102,600

Easton
Name: LONG, ROBERT W & TAMMY L

Valuation Report

08/22/2016

Page 635

Map/Lot:

004-020-L

Account: 768 Card: 1 of 1

Location:

48 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/05/2006
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4290P162

Reference 2
Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.13	Acres-Rear Land (All)	500.00	65	100%		65
2,500	\$/SF -Pavement	2.50	6,250	100%		6,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.13 Land Total						23,315

Dwelling Description

Replacement Cost New

Ranch	One Story	1,728 Sqft	Grade C 110	Base	77,886
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	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	80,196	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	100%	72,978

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	432	C 110	8,598	Avq.	91%	100%	100%	7,824
Frame Garage	2006	784	C 110	15,911	Avq.	91%	80%	100%	11,583
Wood Deck	2009	392	B 100	3,619	Avq.	92%	100%	100%	3,329
Frame Shed	2006								1,200
----- S O U N D V A L U E -----									
1,728 SFLA									
Outbuilding Total									23,936

Acpt Land

23,300

Accepted Bldg

96,900

Total

120,200

Easton
Name: LOVELY, PATRICK B

Valuation Report

08/22/2016

Page 636

Map/Lot:

004-020-C

Account: 474 Card: 1 of 1

Location:

24 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1630P204
Reference 2 M2709P127
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.07	Acres-Rear Land (All)	500.00	35	100%		35
1,680	\$/SF -Pavement	2.50	4,200	75%	Condition	3,150
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.07						Land Total 20,185

Dwelling Description

Replacement Cost New

Ranch	One Story	1,012 Sqft	Grade C 105	Base	52,117
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,949
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	Typical	Typical	Above Average	Typical	54,066			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		81%	100%	100%	43,793		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SFr Overhang	1976	44	C 105	2,186	Avq+	81%	100%	100%	1,771
One Story Frame	1994	160	C 105	7,948	Avq.	85%	100%	100%	6,756
Frame Garage	1994	672	C 105	13,250	Avq.	85%	85%	100%	9,573
Frame Shed	1987			- - - - S O U N D V A L U E - - - -					400
1,216 SFLA				Outbuilding Total					18,500
Acpt Land		20,200	Accepted Bldg		62,300	Total		82,500	

Easton
Name: LUCURNE FARMS

Valuation Report

08/22/2016

Page 637

Map/Lot:

001-032

Location:

BANGOR ROAD

Account: 144 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/1995
Sale Price	20,100
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Agricultural
Reference 1 B4386P261

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
281.00	Acres-Rear Land (All)	500.00	140,500	100%		140,500
96.00	Acres-Tillable	1,000.00	96,000	100%		96,000
Total Acres 378.00					Land Total	246,000

Accpt Land	246,000	Accepted Bldg	0	Total	246,000
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Easton
Name: LUCURNE FARMS

Valuation Report

08/22/2016
Page 638
010-015-A
CONANT ROAD

Account: 867 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B4611P062

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

				Land Description						
Units	Method - Description			Price/Unit	Total	Fctr	Influence		Value	
1.00	Acres-Homesite			9,500.00	9,500	100%			9,500	
Total Acres		1.00					Land Total		9,500	
Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2009	9000	E 100	63,000	Avg.	92%	75%	100%	43,470	
Outbuilding Total									43,470	
Acpt Land		9,500		Accepted Bldg		43,500		Total	53,000	

Easton
Name: LUNNEY, BROOK E.

Valuation Report

08/22/2016

Page 639

Map/Lot:

020-010

Account: 695 Card: 1 of 1

Location:

5 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5330P315 ESTATE
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/28/2014
Sale Price 32,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	9,500.00	7,948	100%		7,948
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.70				Land Total		15,448

Dwelling Description

Replacement Cost New

Conventional	One Story	840 Sqft	Grade D 105	Base	38,357
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	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
1966	0	Typical	Typical	Above Average	Typical	37,485
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	29,238	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2006	128	D 105	3,250	Avq.	91%	100%	100%	2,958
Frame Shed	1975	280	D 105	3,376	Avq.	75%	80%	100%	2,026
Frame Garaqe	1972	672	D 105	10,865	Avq.	74%	100%	100%	8,040
968 SFLA									
Outbuilding Total									13,024

Acpt Land

15,400

Accepted Bldg

42,300

Total

57,700

Easton

Valuation Report

08/22/2016

Name: LUTES, LOUISA A JT

Page 640

LUTES, GRAYDON D.

Map/Lot:

001-009-B

Account: 157 Card: 1 of 2

Location:

323 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 11/01/2004
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B4810 P329

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
7.72	Acres-Rear Land (All)	500.00	3,860	100%		3,860
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 8.72						Land Total 20,860

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base		55,509
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	280 Sqft, Grade E	Basement Gar	None	Fin Bsmt		909
Heating	100% Hot Water	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,310
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	58,728
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	48,157
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	1989	160	C 110	1,404 Avq.	82% 100% 100%	1,151
Frame Garage	1989	576	C 110	12,140 Avq.	82% 80% 100%	7,964
Frame Shed	2002	240	C 110	3,696 Avq.	89% 80% 100%	2,631
Frame Garage	1996	720	C 110	14,750 Avq.	86% 100% 100%	12,685
1,040 SFLA					Outbuilding Total	24,431
Acpt Land		20,900	Accepted Bldg		72,600 Total	93,500

Easton

Valuation Report

08/22/2016

Name: LUTES, LOUISA A JT

Page 641

LUTES, GRAYDON D.

Map/Lot:

001-009-B

Account: 157 Card: 2 of 2

Location:

323 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 11/01/2004
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential
 Topography LevelRolling
 Utilities NoneNone
 Street Paved

CLASS Residential
 Reference 1 B4048P261

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description**Replacement Cost New**

Other	One Story	192 Sqft	Grade SC100	Base	16,757
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,957
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,165
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,386
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	192	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	None	Average	Typical	11,249
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	85%	100%

Value(Rcnld)

8,510

Acpt Land0 **Accepted Bldg**8,500 **Total**

8,500

Easton

Valuation Report

08/22/2016

Name: LUTES, LOUISA A JT

Page 642

LUTES, GRAYDON D.

Map/Lot:

001-009-B

Account: 157

Location:

323 BANGOR ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,900	72,600	93,500	20,900	72,600	93,500
2	0	8,500	8,500	0	8,500	8,500
TOTAL	20,900	81,100	102,000	20,900	81,100	102,000

Easton
Name: LYNCH, CLYDE D & NANCY L

Valuation Report
JT

08/22/2016

Page 643

Map/Lot:

007-057

Account: 328 Card: 1 of 1

Location:

684 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 05/21/2009
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities Dug WellSeptic System
Street Paved

CLASS Residential
Reference 1 B4708P082

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.35	Acres-Rear Land (All)	500.00	1,175	100%		1,175
8.00	Acres-Tillable	1,000.00	8,000	100%		8,000
1.00	# -Lot Improvement	7,500.00	7,500	85%	Fract. Sha	6,375
Total Acres 11.35						Land Total 25,050

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	500 Sqft	Grade D 115	Base	46,192
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Good	Typical	48,172
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 75%	Func. % 95%	100% 34,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
One Story Frame	1950	300	D 115	13,384	Good	75%	100%	100%	10,038
One Story Frame	1994	168	D 115	7,495	Avq.	85%	100%	100%	6,371
Open Frame Porch	1992	156	D 115	2,865	Avq.	84%	100%	100%	2,407
1 Story Basement	1992	260	D 115	14,500	Avq.	84%	100%	100%	12,180
Frame Garage	1977	1232	C 100	21,851	Avq.	76%	100%	100%	16,607
Greenhouse	1997	280	D 100	6,733	Poor	35%	80%	100%	1,886
Frame Shed	1997	280	E 100	1,960	Avq.	86%	80%	100%	1,349
1,343 SFLA									
Outbuilding Total									50,838

Acpt Land

25,100

Accepted Bldg

85,200

Total

110,300

Easton
Name: LYNDS, ADAM J

Valuation Report

08/22/2016

Page 644

Map/Lot:

006-010

Account: 106 Card: 1 of 1

Location:

352 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4947P298

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 06/10/2011
Sale Price 13,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
3.00	Acres-Rear Land (All)	500.00	1,500	75%	Topography	1,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00 Land Total						18,625

Dwelling Description

Replacement Cost New

Conventional	Two Story	952 Sqft	Grade D 115	Base	66,796
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	660
Attic	Floor & Stairs			Attic	1,534
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,904	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	2015	Typical	Typical	Good	Typical	68,990	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		75%	75%	100%	38,807

Acpt Land

18,600

Accepted Bldg

38,800 Total

57,400

Easton
Name: LYONS, CHERYL L

Valuation Report

08/22/2016

Page 645

Map/Lot:

005-006

Account: 272 Card: 1 of 2

Location:

303 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4997P131

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	9,500.00	8,227	100%		8,227
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.75 Land Total						15,727

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,040 Sqft	Grade D 115	Base	64,717
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,082
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,690
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,640
Insulation	Partial			Insulation	-412
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1730	0	Typical	Typical	Good	Typical	68,873	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	92%	100%	47,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1730	176	D 115	4,596	Good	75%	92%	100%	3,171
Open Frame Porch	1730	224	D 115	3,975	Good	75%	95%	100%	2,832
1 & 1/2 Story Fr	2008	456	D 115	29,499	Avq.	92%	97%	100%	26,325
Encl Frame Porch	1730	36	D 115	1,575	Good	75%	92%	100%	1,087
Open Frame Porch	1730	84	D 115	1,689	Good	75%	95%	100%	1,204
One Story Frame	1730	24	D 115	1,071	Good	75%	92%	100%	739
2,480 SFLA									
Outbuilding Total									35,358

Acpt Land

15,700

Accepted Bldg

82,900 Total

98,600

Easton
Name: LYONS, CHERYL L

Valuation Report

08/22/2016

Page 646

Map/Lot:

005-006

Account: 272 Card: 2 of 2

Location:

303 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4997P131

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Gambrel	One & 3/4 Story	896 Sqft	Grade D 110	Base	59,181
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,943
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	100% Heat Pump	Heat	1,030
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	628	Insulation	0
Unfin. Living Area	60%			Unfinished	-12,356

Dwelling Condition							Total
Built 2008	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Layout Typical		37,386
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	34,395
Accpt Land		0	Accepted Bldg		34,400	Total	34,400

Easton
Name: LYONS, CHERYL L

Valuation Report

08/22/2016

Page 647

Map/Lot:

005-006

Account: 272

Location:

303 HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	15,700	82,900	98,600	15,700	82,900	98,600
2	0	34,400	34,400	0	34,400	34,400
TOTAL	15,700	117,300	133,000	15,700	117,300	133,000

Easton

Valuation Report

08/22/2016

Name: MACFARLINE, TIMOTHY

Page 648

FERRIS, CRYSTAL

Map/Lot:

019-008-001

Account: 175 Card: 1 of 1

Location:

168 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Date 04/28/2006

Zoning/Use Residential
Topography LevelRolling

Sale Price 115,000

Utilities Drilled WellSeptic System

Sale Type Land & Buildings

Street Paved

Financing Unknown

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B4271P106

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00					Land Total	17,500

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	981 Sqft	Grade C 110	Base	76,098
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	5,390
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Very Good	Typical	80,270
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	95%	100%	61,005	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Open Frame Porch	1900	347	C 110	6,980 V.G.	80% 100% 100%	5,584
One Story Frame	1900	162	C 110	8,430 V.G.	80% 95% 100%	6,407
1 & 3/4 Story Fr	1900	459	C 110	39,375 V.G.	80% 95% 100%	29,925
Unfin Basement	1900	459	C 110	5,972 V.G.	80% 100% 100%	4,778
Open Frame Porch	1900	15	C 110	655 V.G.	80% 100% 100%	524
Wood Deck	2002	436	C 110	3,614 Avq.	89% 100% 100%	3,216
1.25 S-Gar	2002	936	C 100	18,514 Avq.	89% 100% 100%	16,477
2,682 SFLA					Outbuilding Total	66,911

Acpt Land

17,500

Accepted Bldg

127,900

Total

145,400

Easton
Name: MADORE, DANIEL G & NANCY R

Valuation Report

08/22/2016

Page 649

Map/Lot:

004-020-H

Location:

40 DUNCAN DRIVE

Account: 100 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5170P199

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 04/17/2013
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.32	Acres-Rear Land (All)	500.00	160	100%		160
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
2.336	\$/SF -Pavement	2.50	5,840	100%		5,840
Total Acres 1.32						Land Total 23,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade B 100	Base	68,491
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Typical	Typical	Average	Typical	71,053
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				65,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	388	C 100	2,937	Avq.	92%	100%	100%	2,702
Frame Shed	2009			----- S O U N D V A L U E -----					500
Frame Shed	2009	192	C 100	2,688	Avq.	92%	100%	100%	2,473
One Story Frame	2012	448	B 100	25,857	Avq.	94%	100%	100%	24,306
Open Frame Porch	2009	72	C 100	1,583	Avq.	92%	100%	100%	1,456
Open Frame Porch	2009	16	C 100	613	Avq.	92%	100%	100%	564
Patio	2009	192	C 100	1,192	Avq.	92%	100%	100%	1,097
Frame Garage	2012	1008	C 100	18,159	Avq.	94%	100%	100%	17,069
1,680 SFLA									
Outbuilding Total									50,167

Acpt Land

23,000

Accepted Bldg

115,500

Total

138,500

Easton
Name: MAHANY, BARBARA & CAROLYN T

Valuation Report
JT

08/22/2016

Page 650

Map/Lot:

003-024

Account: 479 Card: 1 of 2

Location:

268 MAHANY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1057P211 B4805P315
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
72.00	Acres-Rear Land (All)	500.00	36,000	100%		36,000
16.00	Acres-Tillable	1,000.00	16,000	100%		16,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 89.00 Land Total						69,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	598 Sqft	Grade D 115	Base	52,188
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-758
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1888	0	Typical	Typical	Above Average	Typical	51,430	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	36,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
2S Fr Bay Window	1888	18	D 115	1,805	Avq+	70%	100%	100%		1,263
2S Fr Bay Window	1888	18	D 115	1,805	Avq+	70%	100%	100%		1,263
Open Frame Porch	1888	386	D 115	6,620	Avq+	70%	100%	100%		4,634
1 & 3/4 Story Fr	1888	416	D 115	30,593	Avq+	70%	100%	100%		21,415
Unfin Basement	1888	416	D 115	4,639	Avq+	70%	100%	100%		3,247
Frame Shed	1888	405	C 100	5,669	Avq+	70%	80%	100%		3,174
1,996 SFLA										
Outbuilding Total										34,996

Acpt Land

69,000

Accepted Bldg

71,000

Total

140,000

Easton
Name: MAHANY, BARBARA & CAROLYN T

Valuation Report
JT

08/22/2016

Page 651

Map/Lot:

003-024

Account: 479 Card: 2 of 2

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B3814P142

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story Barn	1888	1178	C 100	38,048	Avq-	50%	75%	100%	14,268
Frame Shed	1946	1800	C 100	25,200	Avq-	50%	75%	100%	9,450
Frame Shed	1920	360	D 100	4,133	Avq-	50%	100%	100%	2,066
1,996 SFLA									
						Outbuilding Total			25,784
Accpt Land			0	Accepted Bldg		25,800	Total		25,800

Easton
Name: MAHANY, BARBARA & CAROLYN T

Valuation Report
JT

08/22/2016
Page 652
003-024
MAHANY ROAD

Account: 479

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	69,000	71,000	140,000	69,000	71,000	140,000
2	0	25,800	25,800	0	25,800	25,800
TOTAL	69,000	96,800	165,800	69,000	96,800	165,800

Easton
Name: MAHANY, BARBARA & CAROLYN T

Valuation Report
JT

08/22/2016
Page 653
002-022-A
MAHANY ROAD

Account: 481 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4811P076

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
42.00	Acres-Rear Land (All)	500.00	21,000	100%		21,000
Total Acres 43.00					Land Total	30,500
Accpt Land		30,500	Accepted Bldg	0	Total	30,500

Easton
Name: MAHANY, CAROLYNE T

Valuation Report

08/22/2016

Page 654

Map/Lot:

003-023

Account: 864 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B3814P143 B4507P283

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
116.40	Acres-Rear Land (All)	500.00	58,200	100%		58,200
Total Acres 117.40				Land Total		67,700
Accpt Land		67,700	Accepted Bldg	0	Total	67,700

Valuation Report

08/22/2016

Page 655

Map/Lot:

019-023

Account: 383 Card: 1 of 1

Location:

137 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 04/20/2011
Sale Price 37,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B5314P0223 FORECLOSURE
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	9,500.00	7,718	100%		7,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.66						Land Total 15,218

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	540 Sqft	Grade D 110	Base	43,768
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-731
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-491
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1985	Typical	Typical	Average	Typical	42,546
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	25,528	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	90	D 110	2,622	Avq.	60%	100%	100%	1,573
One Story Frame	1900	630	D 110	26,883	Avq.	60%	100%	100%	16,130
Canopy	1985	132	D 110	1,133	Avq.	80%	100%	100%	906
Frame Garage	1980	924	C 100	16,773	Avq.	78%	100%	100%	13,083
1,530 SFLA									31,692

Acpt Land

15,200

Accepted Bldg

57,200

Total

72,400

Easton
Name: MALENFANT, GEORGETTE

Valuation Report

08/22/2016

Page 656

Map/Lot:

005-019-A

Account: 724 Card: 1 of 1

Location:

159 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1276P257 B5491P96
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 11/12/2015
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
0.33	Acres-Rear Land (All)	500.00	165	10%	Topography	17
Total Acres 1.33						Land Total 17,017

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	384 Sqft	Grade D 100	Base	34,645
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-4,159
Fin. Basement Area	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	Partial			Insulation	-132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	Typical	Above Average	Typical	30,354			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	21,248		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	96	D 100	3,724	Avq+	70%	100%	100%	2,607
Frame Shed	1984								600
672 SFLA									
Outbuilding Total									3,207

Acpt Land

17,000

Accepted Bldg

24,500

Total

41,500

Easton

Valuation Report

08/22/2016

Name: MANNING, KATHLEEN J

Page 657

HARRIS, PAUL D

Map/Lot:

003-013-A

Account: 484 Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Gravel

CLASS Residential
 Reference 1 B1580P196

Reference 2
 Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
56.00	Acres-Rear Land (All)	500.00	28,000	100%		28,000
8.00	Acres-Tillable	1,000.00	8,000	100%		8,000
9.00	Acres-Softwood-TG	120.00	1,080	100%		1,080
8.00	Acres-Mixed Wood-TG	165.00	1,320	100%		1,320
11.00	Acres-Hardwood-TG	181.00	1,991	100%		1,991
Total Acres 93.00						Land Total 49,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1987	256	E 100	1.792	Fair	49%	100%	100%		878
Outbuilding Total										878
Acpt Land		49,900	Accepted Bldg			900	Total			50,800

Easton

Valuation Report

08/22/2016

Name: MANNING, KATHLEEN J

Page 658

HARRIS, PAUL D

Map/Lot:

003-012-A

Account: 485 Card: 1 of 1

Location:

541 LADNER RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1580P196 B4932P100

Reference 2
 Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
20.29	Acres-Rear Land (All)	500.00	10,145	100%		10,145
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 21.29					Land Total	27,145

Dwelling Description

Replacement Cost New

Conventional	One Story	1,073 Sqft	Grade C 115	Base	59,154
Exterior	Wood Siding	Masonry Trim	200Sqft	Trim	1,288
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1073 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,016
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	None			Attic	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	Above Average	Typical	70,873
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	59,533	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Encl Frame Porch	2004	120	C 115	4,132 Avq.	90% 100% 100%	3,719
Wood Deck	2004	70	C 115	715 Avq.	90% 100% 100%	644
Wood Deck	1990	444	C 115	3,846 Avq.	83% 100% 100%	3,192
Frame Shed	2011			----- S O U N D V A L U E -----		850
1,193 SFLA				Outbuilding Total		8,405
Accpt Land		27,100	Accepted Bldg	67,900	Total	95,000

Easton
Name: MARQUEZ, FRANCO

Valuation Report

08/22/2016

Page 659

Map/Lot:

008-031

Location:

BOWERS ROAD

Account: 121 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/20/2009
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B4664P339

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
47.00	Acres-Rear Land (All)	500.00	23,500	100%		23,500
Total Acres 47.00				Land Total		23,500

Accpt Land	23,500	Accepted Bldg	0	Total	23,500
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Easton

Valuation Report

08/22/2016

Name: MARQUIS, BEULAH S (LIFE TENANT)

Page 660

MARQUIS, KEVIN D (REMAINDER)

Map/Lot:

019-029

Account: 486 Card: 1 of 1

Location:

16 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1428P319 B3993P066
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 22 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	9,500.00	4,456	100%		4,456
1.920	\$/SF -Pavement	2.50	4,800	75%	Condition	3,600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.22					Land Total	15,556

Dwelling Description

Replacement Cost New

Conventional	One Story	1,196 Sqft	Grade C 100	Base	55,075
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,252
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	Full Finished			Attic	10,872
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1979	Typical	Typical	Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	95%	100%	46,095	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
One Story Frame	1930	156	C 100	7,380	Good	5,258
Wood Deck	2000	56	C 100	520	Avq.	458
Open Frame Porch	1989	98	C 100	2,033	Avq.	1,667
Encl Frame Porch	1995	120	C 100	3,593	Avq.	3,054
1.75 S-Gar	1994	572	D 100	12,372	Avq-	9,279
Wood Deck	1994	80	D 100	569	Fair	165
1,472 SFLA						19,881
Outbuilding Total						19,881
Acpt Land		15,600	Accepted Bldg		66,000	Total
						81,600

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/05/2015
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS	Residential
Reference 1	B4115P305 B5432P337

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.43	Acres-Rear Land (All)	500.00	215	100%		215
1,000	\$/SF -Pavement	2.50	2,500	50%	Condition	1,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres	1.43				Land Total	18,465

Dwelling Description**Replacement Cost New**

Gambrel	One Story	1,200 Sqft	Grade C 110	Base	60,713
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-739
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,971
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
2008	0	Typical	Typical	Average	Typical	61,945
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				56,989

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2011	336	C 100	2,558	Avq.	93%	100%	100%		2,379
1,200 SFLA										2,379
										Outbuilding Total
										2,379

Acpt Land

18,500

Accepted Bldg

59,400

Total

77,900

Easton

Valuation Report

08/22/2016

Name: MARQUIS, KEVIN D

Page 662

MARQUIS, CYNTHIA B

Map/Lot:

019-030

Account: 492 Card: 1 of 1

Location:

20 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1687P29

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	9,500.00	6,230	100%		6,230
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.43					Land Total	13,730

Dwelling Description

Replacement Cost New

Conventional	Two Story	924 Sqft	Grade C 115	Base	80,050
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	None			Attic	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	1984	Typical	Typical	Very Good	Typical	82,465
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	65,972	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1984	48	C 115	1,342	V.G.	88%	100%	100%	1,181
Canopy	1984	30	C 115	328	V.G.	88%	100%	100%	289
Open Frame Porch	2004	294	C 115	6,241	Avq.	90%	100%	100%	5,617
1.75 S-Gar	1920	882	C 100	23,264	Avq+	70%	100%	100%	16,285
1,848 SFLA									
Outbuilding Total									23,372

Acpt Land

13,700

Accepted Bldg

89,300 Total

103,000

Valuation Report

08/22/2016

Page 663

Map/Lot:

018-061

Account: 784 Card: 1 of 1

Location:

13 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5264P226

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 11/04/2014
Sale Price 22,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	9,500.00	4,750	100%		4,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.25						Land Total 12,250

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	616 Sqft	Grade D 110	Base	46,524
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-1,555
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	-560
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1920	0	Typical	Typical	Fair	Typical	44,409		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
Damage		None		40%	75%	100%		
						13,323		
Outbuildings/Additions/Improvements					Percent Good	Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1920	192	D 110	8,193	Fair	40%	100%	100%
Frame Shed	1920	323	D 110	4,079	Fair	40%	80%	100%
Barn	1920	576	D 110	12,676	Poor	30%	30%	100%
Encl Frame Porch	1920	176	D 110	4,397	Fair	40%	100%	100%
Open Frame Porch	1920	336	D 110	5,552	Fair	40%	100%	100%
1,292 SFLA								
Outbuilding Total						9,704		
Acpt Land		12,300	Accepted Bldg		23,000	Total	35,300	

Easton

Valuation Report

08/22/2016

Name: MARQUIS, KEVIN D & CYNTHIA B JT

Page 664

Map/Lot:

016-005

Account: 143 Card: 1 of 1

Location:

9 BRIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 01/20/2016

Sale Price 10,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities Drilled WellSeptic System

Street Gravel

CLASS Residential

Reference 1 B4344P089 B5509P2

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	75%	Topoqraphy	5,038
400	\$/SF -Pavement	2.50	1,000	50%	Condition	500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50					Land Total	13,038

Accpt Land

13,000

Accepted Bldg

0

Total

13,000

Easton

Valuation Report

08/22/2016

Name: MARQUIS, KEVIN D & JESSE BELL

Page 665

MARQUIS, CYNTHIA B & SARAH BELL

Map/Lot:

004-009-A

Account: 305 Card: 1 of 1

Location:

70 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/2004

Sale Price 32,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Mobile Home

Reference 1 B3967P053

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.50	Acres-Rear Land (All)	500.00	250	100%		250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.50						Land Total 17,250

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,296 Sqft	Grade C 105	Base	60,934
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	2,940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Typical	Typical	Average	Typical	63,874
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2014	382	C 105	3,037	Avq.	95%
Frame Shed	2014					
1,296 SFLA						
----- S O U N D V A L U E -----						800
Outbuilding Total						3,685

Acpt Land

17,300

Accepted Bldg

64,400

Total

81,700

Easton
Name: MARQUIS, PATRICIA

Valuation Report

08/22/2016

Page 666

Map/Lot:

005-018

Account: 29 Card: 1 of 1

Location:

132 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/01/1999
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B3278P051

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.10	Acres-Rear Land (All)	500.00	550	100%		550
1.400	\$/SF -Pavement	2.50	3,500	50%	Condition	1,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.10						Land Total 19,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Colonv M/H	1997	14X76	B 100	30,582	Avg.	32%	100%	100%	9,786
Wood Deck	1990	36	C 100	374	Avg.	83%	100%	100%	310
Frame Garage	1974	704	D 100	10,780	Avg.	60%	100%	100%	6,468
Frame Shed	2013			---	S O U N D	V A L U E	---		500
Concrete Pad /CF	1997	1064	C 100	4,447	Avg.	85%	100%	100%	3,780
1,064 SFLA						Outbuilding Total			20,844

Acpt Land

19,300

Accepted Bldg

20,800

Total

40,100

Easton

Valuation Report

08/22/2016

Name: MARTIN, VAUGHN A

Page 667

MARTIN, LAURIE L

Map/Lot:

018-036

Account: 494 Card: 1 of 1

Location:

48 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/01/1988
 Sale Price 43,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B2123P155
 Reference 2 M2896P259
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,500

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	864 Sqft	Grade D 115	Base	58,043
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1930	0	Typical	Typical	Above Average	Typical	58,043		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		70%	95%	100%		
						38,599		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1930	176	D 115	7,851	Avq+	70%	95%	100%
Frame BSMT Entry	1930	30	D 115	995	Avq+	70%	95%	100%
Encl Frame Porch	1930	60	D 115	2,092	Avq+	70%	95%	100%
Wood Deck	2002	185	C 100	1,458	Avq.	89%	100%	100%
1.5 S-Gar	1930	572	D 100	11,210	Avq.	60%	100%	100%
1,532 SFLA	Outbuilding Total						15,297	
Acpt Land		17,500	Accepted Bldg		53,900	Total		71,400

Easton
Name: MASON, BRUCE A & DORIS J

Valuation Report
JT

08/22/2016

Page 668

Map/Lot:

003-025

Account: 671 Card: 1 of 2

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 07/06/2009
Sale Price 49,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Mobile Home
Reference 1 B4721P316

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
21.00	Acres-Rear Land (All)	500.00	10,500	100%		10,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 22.00 Land Total						27,500

Dwelling Description

Replacement Cost New

Conventional	One Story	336 Sqft	Grade D 105	Base	25,526
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,725
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-324
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			
2005	0	Typical	Typical	Average	Typical	20,477			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	18,429		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	2007	264	D 105	10,753	Avq.	90%	100%	100%	9,678
One Story Frame	2011	336	D 105	13,686	Avq.	90%	100%	100%	12,317
Frame Garage	2013	504	D 105	8,481	Avq.	90%	80%	100%	6,106
One Story Frame	2011	192	D 105	7,820	Avq.	90%	100%	100%	7,038
Open Frame Porch	2011	156	D 105	2,615	Avq.	90%	100%	100%	2,354
1,128 SFLA									37,493
Outbuilding Total									
Acpt Land		27,500	Accepted Bldg		55,900	Total			83,400

Easton
Name: MASON, BRUCE A & DORIS J

Valuation Report
JT

08/22/2016

Page 669

Map/Lot:

003-025

Account: 671 Card: 2 of 2

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Agricultural
Topography LevelRolling
Utilities None
Street Gravel

CLASS Mobile Home
Reference 1 B4292P297

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 07/06/2009
Sale Price 49,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Dwelling Description				Replacement Cost New	
Conventional	One Story	342 Sqft	Grade D 105	Base	25,679
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-330
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Dwelling Condition		Layout			Total
2007	0	Typical	Typical	Average	Typical			21,793	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	19,832		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	2013	42	D 105	1,556	Avg.	91%	100%	100%	
One Story Frame	2013	544	D 105	22,159	Avg.	91%	100%	100%	
Frame Garage	2013	448	E 100	4,463	Avg.	94%	80%	100%	
Frame Shed	2007			---- SOUND VALUE ----				450	
Encl Frame Porch	2014	448	C 100	11,101	Avg.	95%	100%	100%	
Frame Shed	2013			---- SOUND VALUE ----				5,000	
1,376 SFLA								40,933	
Acpt Land		0	Accepted Bldg		60,800	Total		60,800	

Easton
Name: MASON, BRUCE A & DORIS J

Valuation Report
JT

08/22/2016
Page 670
003-025
HERSOM ROAD

Account: 671

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	27,500	55,900	83,400	27,500	55,900	83,400
2	0	60,800	60,800	0	60,800	60,800
TOTAL	27,500	116,700	144,200	27,500	116,700	144,200

Easton

Valuation Report

08/22/2016

Name: MATRULLO, THOMAS J (TRUSTEE)

Page 671

THOMAS J MATRULLO REVOCABLE TRUST

Map/Lot:

002-005-C

Account: 496

Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/01/1987

Sale Price 16,100

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B3266P158

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00				Land Total		29,000

Accpt Land

29,000

Accepted Bldg0 **Total**

29,000

Easton

Valuation Report

08/22/2016

Name: MATRULLO, THOMAS J (TRUSTEE)

Page 672

THOMAS J MATRULLO REVOCABLE TRUST

Map/Lot:

002-005-B

Account: 497

Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/01/1987

Sale Price 15,900

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B3266P158

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00				Land Total		29,000

Accpt Land

29,000

Accepted Bldg0 **Total**

29,000

Easton

Valuation Report

08/22/2016

Name: MAUST, ROBYN M

Page 673

LAFRANCE, LAURETTE A

Map/Lot:

002-019-B

Account: 316 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 01/01/1996

Sale Price 7,750

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street GravelCLASS Residential
Reference 1 B2881P055Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
29.00	Acres-Rear Land (All)	500.00	14,500	100%		14,500
Total Acres 30.00					Land Total	21,625

Accpt Land

21,600

Accepted Bldg0 **Total**

21,600

Map/Lot:

018-029

Account: 244 Card: 1 of 1

Location:

11 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B5152P314

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	9,500.00	4,353	100%		4,353
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.21					Land Total	11,853

Dwelling Description

Replacement Cost New

Conventional	One Story	650 Sqft	Grade D 110	Base	35,116
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	6,497
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-164
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built 1948	Renovated 2010	Kitchens Typical	Baths Typical	Condition Average	Layout Typical	Total 41,449
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcInId)	
None	None	62%	100%	100%	25.698	

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1948			----	SOUND	VALUE----			100
650 SFLA							Outbuilding Total		100

Accpt Land

11,900

Accepted Bldg

25,800

Total

37,700

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 675
010-002
CONANT ROAD

Account: 151 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2830P094

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
36.00	Acres-Rear Land (All)	500.00	18,000	100%		18,000
Total Acres 37.00				Land Total		27,500
Accpt Land		27,500	Accepted Bldg	0	Total	27,500

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 676

Map/Lot:

007-022&023

Account: 163 Card: 1 of 8

Location:

319 RICHARDSON RD

Neighborhood 1 Resident/Agric.

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

Reference 1 B4753P324

Reference 2 INCLUDES 007-021-C

Tran/Land/Bldg 1 3 42

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
412.70	\$/100-Sound Value	1,000.00	412,700	100%		412,700
26.36	Acres-Baselot (Fract)	9,500.00	48,775	0%		0
Total Acres 26.36						Land Total 412,700

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Commercials	0			----	SOUND	VALUE	----		11,316,600
Commercials	0			----	SOUND	VALUE	----		-951,000
Commercials	2016			----	SOUND	VALUE	----		602,146
Commercials	2016			----	SOUND	VALUE	----		1,481,825
Outbuilding Total									12,449,571
Acpt Land		412,700	Accepted Bldg		12,449,600	Total			12,862,300

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 677
007-022&023
CONANT ROAD

Account: 163 Card: 2 of 8 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1
Reference 2 INCLUDES 007-021-C
Tran/Land/Bldg 1 3 42
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type			
Class & Quality			
# Dwelling Units	0		0
Exterior	Steel		Steel
Stories & Height	1 STORY @ 18'		1 STORY @ 18'
Heating/Cooling			
Built	1998		1998
Remodeled	0		0
Base Cost/Sqft		0.00	0.00
Heat-Cool/Sqft	+	0.00	0.00
Total		0.00	0.00
Size Factor	X	0.000	0.000
Adjusted Cost/Sqft		0.00	0.00
Total Square Feet	X	0	0
Replacement Cost		0	0
Condition	Average		Average
% Good Physical	X	.00	.00
Functional	X	0.00	0.00
Subtotal		0	0
Economic Factor	X 0.00	Total Value	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1s Warehouse/Class S	0			----	S O U N D		V A L U E	----		439,500
Outbuilding Total										439,500
Acpt Land			0	Accepted Bldg		439,500	Total			439,500

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 678
007-022&023
CONANT ROAD

Account: 163 Card: 3 of 8 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1
Reference 2 INCLUDES 007-021-C
Tran/Land/Bldg 1 3 42
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type			
Class & Quality			
# Dwelling Units	0		0
Exterior	Steel		Steel
Stories & Height	1 STORY @ 18'		1 STORY @ 24'
Heating/Cooling			
Built	1998		1998
Remodeled	0		0
Base Cost/Sqft		0.00	0.00
Heat-Cool/Sqft	+	0.00	0.00
Total		0.00	0.00
Size Factor	X	0.000	0.000
Adjusted Cost/Sqft		0.00	0.00
Total Square Feet	X	0	0
Replacement Cost		0	0
Condition	Average		Average
% Good Physical	X	.00	.00
Functional	X	0.00	0.00
Subtotal		0	0
Economic Factor	X 0.00	Total Value	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1s Warehouse/Class S	0			----	S O U N D		V A L U E	----		1,945,200
Outbuilding Total										1,945,200
Acpt Land			0	Accepted Bldg		1,945,200	Total			1,945,200

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 679
007-022&023
CONANT ROAD

Account: 163 Card: 4 of 8 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1
Reference 2 INCLUDES 007-021-C
Tran/Land/Bldg 1 3 42
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type		
Class & Quality		
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 10'	
Heating/Cooling		
Built	1998	
Remodeled	0	
Base Cost/Sqft		0.00
Heat-Cool/Sqft	+	0.00
Total		0.00
Size Factor	X	0.000
Adjusted Cost/Sqft		0.00
Total Square Feet	X	0
Replacement Cost		0
Condition	Average	
% Good Physical	X	.00
Functional	X	0.00
Subtotal		0
Economic Factor	X 0.00	Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld	
1s Warehouse/Class S	0			----	S O U N D		V A L U E	----		215,100	
Outbuilding Total										215,100	
Acpt Land				0	Accepted Bldg				215,100	Total	215,100

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 680
007-022&023
CONANT ROAD

Account: 163 Card: 5 of 8 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1
Reference 2 INCLUDES 007-021-C
Tran/Land/Bldg 1 3 42
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type		
Class & Quality		
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 20'	
Heating/Cooling		
Built	2010	
Remodeled	0	
Base Cost/Sqft		0.00
Heat-Cool/Sqft	+	0.00
Total		0.00
Size Factor	X	0.000
Adjusted Cost/Sqft		0.00
Total Square Feet	X	0
Replacement Cost		0
Condition	Average	
% Good Physical	X	.00
Functional	X	0.00
Subtotal		0
Economic Factor	X 0.00	Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
										Rcnld
1s Warehouse/Class S	0			----	S O U N D		V A L U E	----		224,000
Outbuilding Total										224,000
Acpt Land				0	Accepted Bldg		224,000	Total		224,000

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 681
007-022&023
CONANT ROAD

Account: 163 Card: 6 of 8 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1 B4753P324
Reference 2 INCLUDES 007-021-C
Tran/Land/Bldg 1 3 42
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type
Class & Quality
Dwelling Units 0
Exterior Steel
Stories & Height 1 STORY @ 22'
Heating/Cooling
Built 2010
Remodeled 0
Base Cost/Sqft 0.00
Heat-Cool/Sqft + 0.00
Total 0.00
Size Factor X 0.000
Adjusted Cost/Sqft 0.00
Total Square Feet X 0
Replacement Cost 0
Condition Average
% Good Physical X .00
Functional X 0.00
Subtotal 0
Economic Factor X 0.00 Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
1s Warehouse/Class S	0			----	S O U N D		V A L U E	----	968,500
Outbuilding Total									968,500
Acpt Land				0	Accepted Bldg		968,500	Total	968,500

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 682
007-022&023
CONANT ROAD

Account: 163 Card: 7 of 8 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1 B4753P324
Reference 2 INCLUDES 007-021-C
Tran/Land/Bldg 1 3 42
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type
Class & Quality
Dwelling Units 0
Exterior Steel
Stories & Height 1 STORY @ 20'
Heating/Cooling
Built 2010
Remodeled 0
Base Cost/Sqft 0.00
Heat-Cool/Sqft + 0.00
Total 0.00
Size Factor X 0.000
Adjusted Cost/Sqft 0.00
Total Square Feet X 0
Replacement Cost 0
Condition Average
% Good Physical X .00
Functional X 0.00
Subtotal 0
Economic Factor X 0.00 Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1s Warehouse/Class S	0			----	S	O	U	N	D	34,200
----- S O U N D V A L U E -----										34,200
Outbuilding Total										34,200
Acpt Land 0 Accepted Bldg 34,200 Total										34,200

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 683
007-022&023
CONANT ROAD

Account: 163 Card: 8 of 8

Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1 B4753P324
Reference 2 INCLUDES 007-021-C
Tran/Land/Bldg 1 3 42
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type		
Class & Quality		
# Dwelling Units	0	0
Exterior	Concrete	Steel
Stories & Height	1 STORY @ 20'	1 STORY @ 16'
Heating/Cooling		
Built	2010	2010
Remodeled	0	0
Base Cost/Sqft	0.00	0.00
Heat-Cool/Sqft	+	0.00
Total	0.00	0.00
Size Factor	X	0.000
Adjusted Cost/Sqft		0.00
Total Square Feet	X	0
Replacement Cost		0
Condition	Average	Average
% Good Physical	X	.00
Functional	X	0.00
Subtotal		0
Economic Factor	X 0.00	Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
1s Warehouse/Class S	0			----	S O U N D		V A L U E	----		283,800
Outbuilding Total										283,800
Acpt Land			0	Accepted Bldg		283,800	Total			283,800

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 684
007-022&023
CONANT ROAD

Account: 163
Map/Lot:
Location:

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	412,700	12,449,600	12,862,300	412,700	12,449,600	12,862,300
2	0	439,500	439,500	0	439,500	439,500
3	0	1,945,200	1,945,200	0	1,945,200	1,945,200
4	0	215,100	215,100	0	215,100	215,100
5	0	224,000	224,000	0	224,000	224,000
6	0	968,500	968,500	0	968,500	968,500
7	0	34,200	34,200	0	34,200	34,200
8	0	283,800	283,800	0	283,800	283,800
TOTAL	412,700	16,559,900	16,972,600	412,700	16,559,900	16,972,600

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 685

Map/Lot:

014-021

Account: 425 Card: 1 of 1

Location:

305 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/2000
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS Residential
Reference 1 B3456P185

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
2.00	Acres-Wasteland	60.00	120	100%		120
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.00			Land Total			17,620

Accpt Land	17,600	Accepted Bldg	0	Total	17,600
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Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 686

Map/Lot:

010-006

Account: 503 Card: 1 of 1

Location:

CONANT ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1832P208

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
66.00	Acres-Tillable	1,000.00	66,000	100%		66,000
Total Acres 76.00			Land Total			80,000

Accpt Land	80,000	Accepted Bldg	0	Total	80,000
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Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 687

Map/Lot:

010-008

Location:

CONANT ROAD

Account: 505 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/01/1989
Sale Price	42,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2161P243 B2140P089

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
15.00	Acres-Rear Land (All)	500.00	7,500	100%		7,500
71.00	Acres-Tillable	1,000.00	71,000	100%		71,000
Total Acres 87.00			Land Total			88,000

Accpt Land	88,000	Accepted Bldg	0	Total	88,000
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Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 688

Map/Lot:

010-011

Account: 507 Card: 1 of 1

Location:

CONANT ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1409P344

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
85.00	Acres-Rear Land (All)	500.00	42,500	100%		42,500
79.00	Acres-Tillable	1,000.00	79,000	100%		79,000
Total Acres 165.00			Land Total			131,000
Accpt Land		131,000	Accepted Bldg	0	Total	131,000

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 689

Map/Lot:

010-011-A

Location:

CONANT ROAD

Account: 508 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/1988
Sale Price	83,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

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

CLASS Agricultural

Reference 1 B2140P89

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	9,500.00	8,117	100%		8,117
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.73						Land Total 15,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Barn	1940	1200	D 100	20.029	Avq-	50%	75% 100%	7,510
Outbuilding Total								7,510

Acpt Land	15,600	Accepted Bldg	7,500	Total	23,100
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Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 690

Map/Lot:

010-012

Account: 509 Card: 1 of 1

Location:

CONANT ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1277P236 B1409P344

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description		
Units	Method - Description	Price/Unit
1.00	Acres-Baselot	9,500.00
1.00	Acres-Rear Land (All)	500.00
11.00	Acres-Tillable	1,000.00
Total Acres 13.00		
Accpt Land		21,000
Accepted Bldg		0
Total		21,000

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 691

Map/Lot:

010-020

Account: 513 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1824P311

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Access	4,750
30.00	Acres-Rear Land (All)	500.00	15,000	100%		15,000
125.00	Acres-Tillable	1,000.00	125,000	100%		125,000
34.00	Acres-Softwood-Farm	120.00	4,080	100%		4,080
Total Acres 190.00			Land Total			148,830
Accpt Land		148,800	Accepted Bldg	0	Total	148,800

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016
Page 692
010-021
CONANT ROAD

Account: 514 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B1824P311

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.50	Acres-Rear Land (All)	500.00	4,250	100%		4,250
Total Acres 8.50				Land Total		4,250
Accpt Land		4,300	Accepted Bldg		0	Total
						4,300

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 693

Map/Lot:

007-015

Account: 516 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1409P344

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
100.00	Acres-Rear Land (All)	500.00	50,000	100%		50,000
62.00	Acres-Tillable	1,000.00	62,000	100%		62,000
52.00	Acres-Wasteland	60.00	3,120	100%		3,120
Total Acres 215.00			Land Total			124,620
Accpt Land		124,600	Accepted Bldg	0	Total	124,600

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 694

Map/Lot:

007-020

Account: 520 Card: 1 of 1

Location:

DEAN ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B1401P336 B1255P270 B1255P282
Reference 2
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
301.80	Acres-Rear Land (All)	500.00	150,900	100%		150,900
152.00	Acres-Tillable	1,000.00	152,000	100%		152,000
Total Acres 454.80					Land Total	312,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1900									300
----- S O U N D V A L U E -----										300
Outbuilding Total										300
Accpt Land		312,400	Accepted Bldg		300	Total				312,700

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 695

Map/Lot:

007-012

Account: 524 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1255P301

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
28.00	Acres-Rear Land (All)	500.00	14,000	100%		14,000
10.00	Acres-Tillable	1,000.00	10,000	100%		10,000
Total Acres 39.00				Land Total		33,500
Accpt Land		33,500	Accepted Bldg	0	Total	33,500

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 696

Map/Lot:

014-018

Account: 790 Card: 1 of 1

Location:

RICHARDSON ROAD (OFF)

Neighborhood 11 Comm./Ind.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Industrial
Reference 1 B2830P94-101 B3055P324
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Access	4,750
0.42	Acres-Rear Land (All)	500.00	210	100%		210
Total Acres 1.42			Land Total			4,960
Accpt Land		5,000	Accepted Bldg		0	Total
						5,000

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 697

Map/Lot:

014-016

Account: 792 Card: 1 of 1

Location:

RICHARDSON ROAD (OFF)

Neighborhood 11 Comm./Ind.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Industrial
Reference 1 B2830P94-101 B3055P324

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Baselot (Fract)	9,500.00	7,045	50%	Access	3,523
Total Acres 0.55				Land Total		3,523
Accpt Land		3,500	Accepted Bldg		0	Total
						3,500

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/22/2016

Page 698

Map/Lot:

007-024

Account: 1001 Card: 1 of 1

Location:

RICHARDSON ROAD

Neighborhood 2

Zoning/Use Industrial
Topography LevelRolling
Utilities None
Street Paved

Reference 1 B3456P185 (PART)

Reference 2

Tran/Land/Bldg 1 1 42

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Baselot	9,000.00	108,000	50%	Unimproved	54,000
12.00	Acres-Secondary	4,500.00	54,000	50%	Unimproved	27,000
88.00	Acres-Tillable	525.00	46,200	100%		46,200
2.00	Acres-Rear Land (All)	525.00	1,050	100%		1,050
Total Acres 114.00						Land Total 128,250

Commercial Description

Occupancy Type

Class & Quality

Dwelling Units 0

Exterior Steel

Stories & Height 1 STORY @ 48'

Heating/Cooling

Built 2001

Remodeled 0

Base Cost/Sqft 0.00

Heat-Cool/Sqft + 0.00

Total 0.00

Size Factor X 0.000

Adjusted Cost/Sqft 0.00

Total Square Feet X 0

Replacement Cost 0

Condition Average

% Good Physical X .00

Functional X 0.00

Subtotal 0

Economic Factor X 0.00 Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
1s Warehouse/Class S	0			----	S O U N D		V A L U E	----		4,815,100
Outbuilding Total										4,815,100
Land		128,300	Bldg Override			4,815,100	Total			4,943,400

Easton
Name: MCCRUM LAND INC

Valuation Report

08/22/2016

Page 699

Map/Lot:

002-013-B

Account: 528 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5136P032

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

			Land Description			
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
53.00	Acres-Rear Land (All)	500.00	26,500	100%		26,500
95.00	Acres-Tillable	1,000.00	95,000	100%		95,000
Total Acres 149.00				Land Total		131,000
Accpt Land		131,000	Accepted Bldg		0	Total
						131,000

Easton
Name: MCCRUM LAND INC

Valuation Report

08/22/2016

Page 700

Map/Lot:

008-011-E

Account: 1063 Card: 1 of 1

Location:

HENERSON RD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities
Street Paved

Reference 1 B5136P032

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
60.40	Acres-Rear Land (All)	500.00	30,200	100%		30,200
Total Acres 61.40				Land Total		39,700
Accpt Land		39,700	Accepted Bldg	0	Total	39,700

Easton
Name: MCCRUM LAND INC

Valuation Report

08/22/2016
Page 701
008-006-001
LAMOREAU RD

Account: 1086 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Agricultural
Reference 1 B5136P032

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
56.37	Acres-Rear Land (All)	500.00	28,185	100%		28,185
Total Acres 57.37				Land Total		37,685
Accpt Land		37,700	Accepted Bldg	0	Total	37,700

Easton
Name: MCCRUM LAND LLC

Valuation Report

08/22/2016

Page 702

Map/Lot:

002-012

Account: 226 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5136P076

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
62.50	Acres-Rear Land (All)	500.00	31,250	100%		31,250
36.50	Acres-Tillable	1,000.00	36,500	100%		36,500
Total Acres 100.00				Land Total		77,250
Accpt Land		77,300	Accepted Bldg	0	Total	77,300

Easton
Name: MCCRUM LAND LLC

Valuation Report

08/22/2016

Page 703

Map/Lot:

002-009

Account: 525 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5136P086

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
42.00	Acres-Rear Land (All)	500.00	21,000	100%		21,000
12.00	Acres-Tillable	1,000.00	12,000	100%		12,000
Total Acres 55.00				Land Total		42,500
Accpt Land		42,500	Accepted Bldg	0	Total	42,500

Easton
Name: MCCRUM LAND LLC

Valuation Report

08/22/2016

Page 704

Map/Lot:

002-011

Account: 526 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5136P086

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
49.00	Acres-Rear Land (All)	500.00	24,500	100%		24,500
69.00	Acres-Tillable	1,000.00	69,000	100%		69,000
Total Acres 119.00			Land Total			103,000
Accpt Land		103,000	Accepted Bldg		0	Total
						103,000

Easton
Name: MCCRUM LAND LLC

Valuation Report

08/22/2016

Page 705

Map/Lot:

002-002

Account: 527 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5136P086

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
71.00	Acres-Rear Land (All)	500.00	35,500	100%		35,500
46.00	Acres-Tillable	1,000.00	46,000	100%		46,000
Total Acres 118.00			Land Total			91,000
Accpt Land		91,000	Accepted Bldg		0	Total
						91,000

Easton
Name: MCCRUM LAND LLC

Valuation Report

08/22/2016

Page 706

Map/Lot:

002-012-A

Account: 719 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5136P076

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00				Land Total		17,000
Accpt Land		17,000	Accepted Bldg	0	Total	17,000

Easton
Name: MCCRUM LAND LLC

Valuation Report

08/22/2016

Page 707

Map/Lot:

008-006-011

Account: 1097 Card: 1 of 1

Location:

HENDERSON RD (OFF)

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5136P073

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.26	Acres-Rear Land (All)	500.00	11,130	100%		11,130
Total Acres 22.26				Land Total		11,130
Accpt Land		11,100	Accepted Bldg	0	Total	11,100

Easton
Name: MCENTEE, SCOTT

Valuation Report

08/22/2016

Page 708

Map/Lot:

019-025

Account: 530 Card: 1 of 1

Location:

121 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/01/1997
Sale Price	3,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS Mobile Home

Reference 1 B3025P042

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	9,500.00	7,891	75%	Topoqraphv	5,918
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.69						Land Total 13,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Nashua M/H	1955	8X40	D 100	8,015	Avq-	20%	75%	100%	1,202
Frame Garage	2006	200	D 100	3,967	Avq.	91%	80%	100%	2,888
One Story Frame	2006	175	D 100	6,788	Avq.	91%	75%	100%	4,633
Frame Shed	2006	64	D 100	735	Avq.	91%	80%	100%	535
One Story Frame	2006	432	D 100	16,759	Fair	73%	75%	100%	9,176
927 SFLA									Outbuilding Total 18,434

Acpt Land

13,400

Accepted Bldg

18,400

Total

31,800

Easton
Name: MCGILLAN INC

Valuation Report

08/22/2016

Page 709

Map/Lot:

012-005

Location:

FULLER ROAD

Account: 581 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/1995
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B2755P301

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40.00	Acres-Rear Land (All)	500.00	20,000	100%		20,000
Total Acres 40.00				Land Total		20,000

Accpt Land	20,000	Accepted Bldg	0	Total	20,000
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Easton
Name: MCGILLAN, FREDERICK G JR & JANET A

Valuation Report

08/22/2016
Page 710
009-006-A
FULLER ROAD

Account: 919 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5251P086

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
0.69	Acres-Rear Land (All)	500.00	345	100%			345
Total Acres 0.69				Land Total			345
Accpt Land		300	Accepted Bldg	0	Total		300

Easton
Name: MCGILLAN, FREDERICK G. JR & JANET A.

Valuation Report

08/22/2016

Page 711

Map/Lot:

009-006

Location:

FULLER ROAD

Account: 582 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/01/1994
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B2730P157 B5251P086

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Condition	19,000
156.00	Acres-Rear Land (All)	500.00	78,000	100%		78,000
30.00	Acres-Gravel Pit	5,000.00	150,000	100%		150,000
Total Acres 187.00					Land Total	247,000

Accpt Land	247,000	Accepted Bldg	0	Total	247,000
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Easton
Name: MCGINNIS, WES

Valuation Report

08/22/2016

Page 712

Map/Lot:

017-010

Account: 397 Card: 1 of 1

Location:

90 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3521P064

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	9,500.00	6,916	100%		6,916
1.200	\$/SF -Pavement	2.50	3,000	100%		3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.53 Land Total						17,416

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	442 Sqft	Grade D 110	Base	40,213
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,340
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-167
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	Typical	Above Average	Typical	38,034			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	26,624		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	60	D 110	2,560	Avq+	70%	100%	100%	1,792
Frame Shed	1930	212	D 110	2,677	Avq+	70%	100%	100%	1,874
723 SFLA									
Outbuilding Total									3,666

Acpt Land

17,400

Accepted Bldg

30,300

Total

47,700

Easton
Name: MCGOWAN, JEANIE

Valuation Report

08/22/2016

Page 713

Map/Lot:

009-003

Account: 467 Card: 1 of 1

Location:

382 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2793P303

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.61	Acres-Rear Land (All)	500.00	1,305	100%		1,305
2.00	# -Lot Improvement	7,500.00	15,000	100%		15,000
Total Acres 3.61 Land Total						25,805

Dwelling Description

Replacement Cost New

Split Level	One Story	480 Sqft	Grade D 115	Base	31,972
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	2003	Typical	Typical	Good	Typical	31,972			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	26,856				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	2002	480	D 115	26,767	Avq.	89%	100%	100%	23,823
Open Frame Porch	1975	192	D 100	3,002	Avq.	75%	100%	100%	2,252
Wood Deck	2003	544	D 115	3,840	Avq.	89%	100%	100%	3,418
Frame Shed	1975			---- SOUND VALUE ----					100
Frame Shed	1975			---- SOUND VALUE ----					1,500
Open Frame Porch	2003	64	D 115	1,362	Avq.	89%	100%	100%	1,212
480 SFLA						Outbuilding Total			32,305
Acpt Land		25,800	Accepted Bldg		59,200	Total			85,000

Easton

Valuation Report

08/22/2016

Name: MCHUGH, PETER J

Page 714

BENOIT, DAVID

Map/Lot:

005-035

Account: 942 Card: 1 of 1

Location:

LADNER RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/2000

Sale Price 12,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities None

Street None

Reference 1 B3408P248

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00				Land Total		29,000

Accpt Land

29,000

Accepted Bldg

0

Total

29,000

Easton

Valuation Report

08/22/2016

Name: MCINTYRE, JOHN D

Page 715

MCINTYRE, REGINE

Map/Lot:

001-026-B

Account: 531 Card: 1 of 2

Location:

39 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B2127P135

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
22.00	Acres-Rear Land (All)	500.00	11,000	100%		11,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 23.00						Land Total 28,000

Dwelling Description

Replacement Cost New

Saltbox	One & 1/2 Story	578 Sqft	Grade C 110	Base	55,056
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-6,298
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Average	Typical	48,758
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	37,056	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Encl Frame Porch	1983	128	C 110	4,153 Avq.	79% 100% 100%	3,281
Wood Deck	2006	228	C 110	1,949 Avq.	91% 100% 100%	1,774
1 & 3/4 Story Fr	1983	448	C 110	38,431 Avq.	79% 100% 100%	30,360
Frame Shed	1977			---- SOUND VALUE ----		200
Frame Shed	2002			---- SOUND VALUE ----		550
1,779 SFLA						
Outbuilding Total						36,165

Acpt Land

28,000

Accepted Bldg

73,200 Total

101,200

Easton

Valuation Report

08/22/2016

Name: MCINTYRE, JOHN D

Page 716

MCINTYRE, REGINE

Map/Lot:

001-026-B

Account: 531

Card: 2 of 2

Location:

39 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Paved

CLASS Residential

Reference 1 B2127P135

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1990	900	C 100	16,378	Ava.	83%	75%	100%	10,196
1,779 SFLA									
						Outbuilding Total			10,196
Accpt Land			0	Accepted Bldg		10,200	Total		10,200

Easton
Name: MCINTYRE, JOHN D
MCINTYRE, REGINE
Account: 531

Valuation Report

08/22/2016
Page 717
Map/Lot: 001-026-B
Location: 39 GETCHELL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	28,000	73,200	101,200	28,000	73,200	101,200
2	0	10,200	10,200	0	10,200	10,200
TOTAL	28,000	83,400	111,400	28,000	83,400	111,400

Easton
Name: MCLAUGHLIN, WARD

Valuation Report

08/22/2016

Page 718

Map/Lot:

001-002

Account: 245 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3413P007

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
20.00	Acres-Tillable	1,000.00	20,000	100%		20,000
Total Acres 22.00			Land Total			30,000
Accpt Land		30,000	Accepted Bldg	0	Total	30,000

Easton
Name: MCLAUGHLIN, WARD

Valuation Report

08/22/2016

Page 719

Map/Lot:

001-001-A

Location:

WEST RIDGE ROAD

Account: 246 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/01/2000
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Agricultural
Reference 1 B3413P007

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
33.60	Acres-Tillable	1,000.00	33,600	100%		33,600
Total Acres 35.60					Land Total	43,600

Accpt Land

43,600

Accepted Bldg

0

Total

43,600

Easton

Valuation Report

08/22/2016

Name: MCLAUGHLIN, WARD

Page 720

MCLAUGHLIN, STEPHANIE

Map/Lot:

001-004

Account: 537 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B2048P083
 Reference 2 M2699P139
 Tran/Land/Bldg 1 1 99
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description		
Units	Method - Description	Price/Unit
1.00	Acres-Baslot	9,500.00
5.00	Acres-Rear Land (All)	500.00
6.00	Acres-Tillable	1,000.00
Total Acres 12.00		
Accpt Land		18,000
Accepted Bldg		0
Total		18,000

Valuation Report

08/22/2016

Page 721

Map/Lot:

009-017

Account: 459 Card: 1 of 1

Location:

102 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4476P208
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 08/10/2007
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50						Land Total 14,218

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	391 Sqft	Grade D 105	Base	36,620
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,130
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-141
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	34,125
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 50%	Func. % 100%	17,062
Economic Obsolescence						
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1900	170	D 105	8,655	Avq-	50%	100%	100%	4,328
Frame Garage	1900	329	D 105	5,996	Avq-	50%	80%	100%	2,398
Frame Shed	1900			----- S O U N D V A L U E -----				500	
1.25 S-Gar	1965	400	D 100	6,487	Avq.	70%	100%	100%	4,541
Canopy	1965	108	E 100	514	Avq.	70%	100%	100%	360
Frame Shed	1900			----- S O U N D V A L U E -----				600	
Frame Garage	1940	320	D 100	5,589	Avq.	60%	100%	100%	3,353
Canopy	1940	170	E 100	809	Avq.	60%	100%	100%	485
586 SFLA									
Outbuilding Total									16,565

Acpt Land

14, 200

Accepted Bldg

33, 600

Total

47, 800

Easton

Valuation Report

08/22/2016

Name: MERLON CRONKITE FAMILY TRUST

Page 722

CRONKITE, GARTH M (TRUSTEE)

Map/Lot:

007-040-A

Account: 164 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4700P147

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 105	Base	57,208
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,470
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Average	Typical	58,678
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	44,008	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1974	656	C 105	12,973	Avq.	75%	80%	100%	7,784
Open Frame Porch	1974	16	C 105	643	Avq.	75%	100%	100%	482
Wood Deck	2010	206	C 100	1,612	Avq.	93%	100%	100%	1,499
1,176 SFLA									9,765
									Outbuilding Total

Acpt Land

17,000

Accepted Bldg

53,800

Total

70,800

Easton
Name: MERRILL, LORI E

Valuation Report

08/22/2016
Page 723
022-008
GRAHAM ROAD

Account: 540 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5204P221

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Topoographt	7,125
1.56	Acres-Rear Land (All)	500.00	780	100%		780
Total Acres 2.56			Land Total			7,905
Accpt Land		7,900	Accepted Bldg		0	Total
						7,900

Easton

Valuation Report

08/22/2016

Name: MICHAUD, SHAWN M.

Page 724

PERKINS, JENNIFER L.

Map/Lot:

007-068-B

Account: 228

Card: 1 of 1

Location:

16 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/08/2011
Sale Price	66,000

Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

CLASS	Residential
Reference 1	B4921 P166
Reference 2	M1202P232 M2676P081
Tran/Land/Bldg	1 1 1
Recertified Date	0 Y Coordinate 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Size/Shape	7,125
0.10	Acres-Rear Land (All)	500.00	50	100%		50
1,440	\$/SF -Pavement	2.50	3,600	75%	Condition	2,700
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.10					Land Total	17,375

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	50,936
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	264 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,406
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Typical	Typical	Average	Typical	52,342			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		74%	100% 100%	38,733			
	Outbuildings/Additions/Improvements				Percent Good	Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1998	144	D 100	3,396	Avq-	78%	100%	100%	2,649
Frame Garage	1977	720	C 100	13,410	Avq.	76%	100%	100%	10,192
1,200 SFLA									
									Outbuilding Total
									12,841
Acpt Land		17,400	Accepted Bldg			51,600	Total		69,000

Easton
Name: MICHAUD, STEVEN M

Valuation Report

08/22/2016

Page 725

Map/Lot:

001-015-A

Account: 818 Card: 1 of 2

Location:

238 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/01/1992
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

CLASS Mobile Home
Reference 1 B2495P074 B5157P301
Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.60	Acres-Rear Land (All)	500.00	800	100%		800
3.520	\$/SF -Pavement	2.50	8,800	75%	Condition	6,600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.60						
Land Total						24,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Artcraft M/H	1974	14X64	C 100	23.427	Avg.	25%	100%	100%	5.857
One Story Frame	2002	80	D 100	3.104	Avg.	89%	100%	100%	2.763
Open Frame Porch	1988	192	D 100	3.002	Avg.	82%	100%	100%	2.462
976 SFLA									
Outbuilding Total									11,082

Acpt Land

24,400

Accepted Bldg

11,100

Total

35,500

Easton
Name: MICHAUD, STEVEN M

Valuation Report

08/22/2016

Page 726

Map/Lot:

001-015-A

Location:

WEST RIDGE ROAD

Account: 818 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/01/1992
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Mobile Home
Reference 1 B2495P074
Reference 2 M2495P075
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1994	1024	C 100	18,422	Avg.	85%	75%	100%	11,744
976 SFLA									
						Outbuilding Total			11,744
Accpt Land			0	Accepted Bldg		11,700	Total		11,700

Easton
Name: MICHAUD, STEVEN M

Valuation Report

08/22/2016

Page 727

Map/Lot:

001-015-A

Account: 818

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,400	11,100	35,500	24,400	11,100	35,500
2	0	11,700	11,700	0	11,700	11,700
TOTAL	24,400	22,800	47,200	24,400	22,800	47,200

Easton
Name: MILBURY, COLLEEN M

Valuation Report

08/22/2016

Page 728

Map/Lot:

017-023

Account: 546 Card: 1 of 1

Location:

53 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2118P246
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 08/01/1988
Sale Price 17,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	9,500.00	3,291	100%		3,291
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.12 Land Total						10,791

Dwelling Description

Replacement Cost New

Conventional	One Story	806 Sqft	Grade C 100	Base	43,544
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	806	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2011	Typical	Typical	Very Good	Typical	43,093
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	34,474	

Accpt Land

10,800

Accepted Bldg

34,500

Total

45,300

Easton
Name: MILBURY, DIANE E (ET AL)

Valuation Report

08/22/2016

Page 729

Map/Lot:

001-012

Account: 548 Card: 1 of 2

Location:

281 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellCesspool
Street Paved

CLASS Residential
Reference 1 B4575P012

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
66.00	Acres-Rear Land (All)	500.00	33,000	100%		33,000
70.00	Acres-Tillable	1,000.00	70,000	100%		70,000
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
Total Acres 137.00						Land Total 116,250

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	812 Sqft	Grade D 110	Base	53,634
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-308
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1925	0	Typical	Typical	Below Average	Typical	55,852	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	27,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Story Basement	1925	493	D 110	26,298	Avq-	50%	100%	100%		13,149
Frame Bay Window	1925	8	D 110	525	Avq-	50%	100%	100%		262
Frame Shed	1925	288	D 110	3,637	Avq-	50%	80%	100%		1,454
Open Frame Porch	1988	144	D 110	2,551	Avq-	70%	100%	100%		1,786
Frame Garage	1976	644	D 110	10,966	Avq-	62%	90%	100%		6,119
Unfinished Attic	1925	288	D 110	2,893	Avq-	50%	80%	100%		1,157
1,226 SFLA										
Outbuilding Total										23,927

Acpt Land

116,300

Accepted Bldg

51,900

Total

168,200

Easton
Name: MILBURY, DIANE E (ET AL)

Valuation Report

08/22/2016

Page 730

Map/Lot:

001-012

Account: 548 Card: 2 of 2

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1389P114

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Ons) /0	1974	3200	D 100	47,232	Avq-	50%	75%	100%	17,712
1,226 SFLA									
						Outbuilding Total			17,712
Accpt Land			0	Accepted Bldg			17,700	Total	17,700

Easton
Name: MILBURY, DIANE E (ET AL)

Valuation Report

08/22/2016

Page 731

Map/Lot:

001-012

Account: 548

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	116,300	51,900	168,200	116,300	51,900	168,200
2	0	17,700	17,700	0	17,700	17,700
TOTAL	116,300	69,600	185,900	116,300	69,600	185,900

Easton
Name: MILLER, HARVEY J & MARY H

Valuation Report

08/22/2016

Page 732

Map/Lot:

011-002

Account: 781 Card: 1 of 3

Location:

215 FOREST AVE

Neighborhood 1 Resident/Agric.
Tree Growth 1979
Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4486P303

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 2016 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
32.00	Acres-Rear Land (All)	500.00	16,000	100%		16,000
28.00	Acres-Tillable	1,000.00	28,000	100%		28,000
26.00	Acres-Wasteland	60.00	1,560	100%		1,560
Total Acres 87.00						55,060

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,092 Sqft	Grade D 105	Base	66,263
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-7,283
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2012	0	Old Type	Obsolete	Average	Typical	57,172	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None			94%	86%	100%	46,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	312	D 105	4,941	Avq.	94%	90%	100%	4,181
One Story Frame	2012	429	D 105	17,474	Avq.	94%	86%	100%	14,126
Frame Shed	2012	1062	D 105	12,802	Avq.	94%	90%	100%	10,831
Frame Shed	2012			----	S O U N D	V A L U E	----		9,000
Frame Shed	2012			----	S O U N D	V A L U E	----		600
Unfinished Attic	2012	336	D 105	2,901	Avq.	94%	90%	100%	2,454
Frame Shed	2012	336	D 105	4,050	Avq.	94%	90%	100%	3,426
Frame Shed	2012	240	D 105	2,893	Avq.	94%	80%	100%	2,175
Canopy	2012	96	D 105	786	Avq.	94%	90%	100%	665
Open Frame Porch	2012	60	D 105	1,184	Avq.	94%	90%	100%	1,002
2,613 SFLA									
Outbuilding Total									48,460

Acpt Land

55,100

Accepted Bldg

94,700

Total

149,800

Easton
Name: MILLER, HARVEY J & MARY H

Valuation Report

08/22/2016

Page 733

Map/Lot:

011-002

Location:

FOREST AVE

Account: 781 Card: 2 of 3

Neighborhood 1 Resident/Agric.
Tree Growth 1979
Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Industrial
Reference 1 B4486P303

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 2016 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Softwood-TG	120.00	1,800	100%		1,800
30.00	Acres-Mixed Wood-TG	165.00	4,950	100%		4,950
Total Acres 45.00					Land Total	6,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 S-Gar	2008	1680	C 100	40,153	Avq.	92%	75%	100%	27,706
Unfin Basement	2008	1680	C 100	19,870	Avq.	92%	100%	100%	18,280
Open Frame Porch	2008	600	C 100	10,725	Avq.	92%	100%	100%	9,867
Unfin Basement	2008	600	C 100	7,096	Avq.	92%	100%	100%	6,528
Frame Shed	2008	256	C 100	3,584	Avq.	92%	80%	100%	2,638
2,613 SFLA									
Outbuilding Total									65,019

Acpt Land

6,800

Accepted Bldg

65,000

Total

71,800

Easton
Name: MILLER, HARVEY J & MARY H

Valuation Report

08/22/2016

Page 734

Map/Lot:

011-002

Location:

215 FOREST AVE

Account: 781 Card: 3 of 3

Neighborhood 1 Resident/Agric.
Tree Growth 1979
Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4486P303

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 2016 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfinished Attic	2008	2952	D 100	9,970	Avq.	92%	75%	100%	6,879
Canopy	2008	288	D 100	2,248	Avq.	92%	100%	100%	2,068
2 Story Barn	2008	2952	D 100	69,194	Avq.	92%	75%	100%	47,744
Barn	2008	720	D 100	13,487	Avq.	92%	80%	100%	9,926
Frame Shed	2011	160	D 100	1,837	Avq.	93%	80%	100%	1,366
Barn	2008	1868	D 100	29,132	Avq.	92%	55%	100%	14,741
Canopy	2008	288	D 100	2,248	Avq.	92%	100%	100%	2,068
Silo 12 Base/Hi	1	40	C 100	9,000	Avq.	60%	100%	100%	5,400
Silo 12 Base/Hi	1	40	C 100	9,000	Avq.	60%	100%	100%	5,400
2,613 SFLA						Outbuilding Total			95,592
Acpt Land			0	Accepted Bldg			95,600	Total	95,600

Easton
Name: MILLER, HARVEY J & MARY H

Valuation Report

08/22/2016

Page 735

Map/Lot:

011-002

Account: 781

Location:

215 FOREST AVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	55,100	94,700	149,800	55,100	94,700	149,800
2	6,800	65,000	71,800	6,800	65,000	71,800
3	0	95,600	95,600	0	95,600	95,600
TOTAL	61,900	255,300	317,200	61,900	255,300	317,200

Easton
Name: MILLER, JACOB

Valuation Report

08/22/2016

Page 736

Map/Lot:

008-025-ON

Account: 934 Card: 1 of 1

Location:

300 FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Rural
Topography Rolling
Utilities
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 5 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	2015	1728	D 105	28,586	Avq.	95%	75%	100%	20,368
Outbuilding Total									20,368
Accpt Land			0	Accepted Bldg			20,400	Total	20,400

Easton
Name: MILLER, JACOB E & LYDIANN J

Valuation Report

JT

08/22/2016

Page 737

Map/Lot:

008-023-B

Account: 908 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/20/2012
Sale Price	168,250
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5017P312

Reference 2

Tran/Land/Bldg 0 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
83.00	Acres-Farmland Tillable	400.00	33,200	100%		33,200
64.00	Acres-Farmland Pasture	400.00	25,600	100%		25,600
87.00	Acres-Mixed Wood-Farm	165.00	14,355	100%		14,355
Total Acres 235.00			Land Total			82,655

Accpt Land	82,700	Accepted Bldg	0	Total	82,700
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Easton
Name: MILLER, JACOB E & LYDIANN J

Valuation Report
JT

08/22/2016

Page 738

Map/Lot:

008-023-A

Account: 970 Card: 1 of 2

Location:

187 FOREST AVE

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B5064P224

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
51.11	Acres-Rear Land (All)	500.00	25,555	100%		25,555
38.00	Acres-Farmland Tillable	400.00	15,200	100%		15,200
1.00	# -Lot Improvement	7,500.00	7,500	45%		3,375
22.00	Acres-Farmland Pasture	400.00	8,800	100%		8,800
60.00	Acres-Mixed Wood-Farm	165.00	9,900	100%		9,900
Total Acres 172.11						Land Total 72,330

Dwelling Description

Replacement Cost New

Conventional	Two Story	912 Sqft	Grade D 110	Base	62,313
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,538
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,894
Attic	Floor & Stairs			Attic	1,426
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Obsolete	None	Average	Typical	55,307
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	80%	100%
						Value(Rcnld) 41,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2014	266	D 110	4,458	Avq.	95%	100%	100%	4,235
One Story Frame	2012	470	D 110	20,056	Avq.	94%	99%	100%	18,664
2S Frame Shed	2012	342	D 110	6,724	Avq.	94%	80%	100%	5,057
Frame Shed	2012			----	S O U N D	V A L U E	----		300
Poly Greenhouse	2014	980	E 100	2,940	Avq.	94%	100%	100%	2,764
Frame Shed	2012			----	S O U N D	V A L U E	----		7,000
Canopy	2014	616	E 100	2,932	Avq.	95%	100%	100%	2,785
10Mobile Home	2012			----	S O U N D	V A L U E	----		800
2,294 SFLA									
Outbuilding Total									41,605

Acptd Land

72,300

Accepted Bldg

83,200 **Total**

155,500

Easton
Name: MILLER, JACOB E & LYDIANN J

Valuation Report

JT

08/22/2016

Page 739

Map/Lot:

008-023-A

Account: 970 Card: 2 of 2

Location:

187 FOREST AVE

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B5064P224

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story Barn	2012	6004	D 100	134,558	Avq.	94%	75%	100%	94,864
Canopy	2012	304	D 100	2,373	Avq.	94%	100%	100%	2,231
Canopy	2012	72	D 100	562	Avq.	94%	100%	100%	528
Unfinished Attic	2012	6004	C 100	22,413	Avq.	94%	100%	100%	21,068
Silo 14 Base/Hi	2013	45	C 100	11,500	Avq.	94%	50%	100%	5,405
Silo 14 Base/Hi	2013	45	C 100	11,500	Avq.	94%	50%	100%	5,405
2,294 SFLA								Outbuilding Total	129,501
Accpt Land			0	Accepted Bldg			129,500	Total	129,500

Easton
Name: MILLER, JACOB E & LYDIANN J

Valuation Report
JT

08/22/2016
Page 740
008-023-A
187 FOREST AVE

Account: 970

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	72,300	83,200	155,500	72,300	83,200	155,500
2	0	129,500	129,500	0	129,500	129,500
TOTAL	72,300	212,700	285,000	72,300	212,700	285,000

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 741

Map/Lot:

009-018

Account: 410 Card: 1 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4960P260

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
33.02	Acres-Rear Land (All)	500.00	16,510	100%		16,510
1,800	\$/SF -Pavement	2.50	4,500	75%	Condition	3,375
3,000	\$/SF -Pavement	2.50	7,500	50%	Condition	3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
93.98	Acres-Farmland Pasture	400.00	37,592	100%		37,592
Total Acres 128.00						78,227

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	540 Sqft	Grade D 110	Base	43,768
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-731
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,465
Rooms	9				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-205
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	None	Above Average	Typical	37,473
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						22,296
None						
Phys. %						70%
Func. %						85%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	135	D 110	988	Avq.	93%	100%	100%	919
One Story Frame	1982	160	D 110	6,828	Avq.	79%	100%	100%	5,394
1 Story Basement	1900	154	D 110	8,214	Avq+	70%	85%	100%	4,887
One Story Frame	1972	272	D 110	11,607	Avq.	74%	100%	100%	8,589
1 & 1/2 Story Fr	1900	240	D 110	14,850	Avq+	70%	85%	100%	8,836
Unfinished Attic	1900	240	D 110	2,747	Avq+	70%	85%	100%	1,635
Frame Shed	1900	240	D 110	3,031	Avq+	70%	80%	100%	1,698
Frame Shed	1900	144	D 110	1,819	Avq+	70%	80%	100%	1,018
1,602 SFLA									
Outbuilding Total									32,976

Acpt Land

78,200

Accepted Bldg

55,300

Total

133,500

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 742

Map/Lot:

009-018

Account: 410 Card: 2 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1062P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1988	2288	D 100	34,857	Avq.	82%	75%	100%	21,437
Barn	1997	1100	D 100	18,666	Avq.	86%	75%	100%	12,040
Frame Shed	1900	336	E 100	2,352	Avq-	50%	100%	100%	1,176
1,602 SFLA									
						Outbuilding Total			34,653
Accpt Land			0	Accepted Bldg		34,700	Total		34,700

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report

JT

08/22/2016

Page 743

Map/Lot:

009-018

Account: 410 Card: 3 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1062P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1900			----SOUND	VALUE----				2,000
Canopy	1900			----SOUND	VALUE----				200
Frame Shed	1900			----SOUND	VALUE----				1,000
Frame Shed	1900			----SOUND	VALUE----				2,500
1,602 SFLA									
					Outbuilding Total				5,700
Acpt Land			0	Accepted Bldg			5,700	Total	5,700

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 744

Map/Lot:

009-018

Account: 410 Card: 4 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1062P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Old)	1930	1656	D 100	21,727	Poor	30%	25%	100%	1,630
Lding Shd (Old)	1930	660	D 100	8,659	Poor	30%	25%	100%	650
1,602 SFLA									
						Outbuilding Total			2,280
Accpt Land			0	Accepted Bldg			2,300	Total	2,300

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 745

Map/Lot:

009-018

Account: 410 Card: 5 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1062P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1900	4294	D 100	62,197	Fair	40%	75%	100%	18,659
Frame Shed	1900	60	D 100	689	Fair	40%	80%	100%	221
Canopy	1900	104	D 100	812	Fair	40%	100%	100%	325
Frame Shed	2000	876	D 100	10,056	Fair	66%	80%	100%	5,310
1,602 SFLA						Outbuilding Total			24,515
Acpt Land			0	Accepted Bldg		24,500	Total		24,500

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 746

Map/Lot:

009-018

Account: 410 Card: 6 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1062P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1900	320	D 100	3,674 Fair	40%	100%	100%		1,470
Frame Shed	1900			----- S O U N D V A L U E -----					100
Frame Shed	1900	760	D 100	8,725 Avg-	50%	100%	100%		4,362
1,602 SFLA									5,932
Accpt Land					0	Accepted Bldg	5,900	Total	5,900

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 747

Map/Lot:

009-018

Account: 410 Card: 7 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1062P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopv	1973			----	S O U N D	V A L U E	----		2,000
Canopv	1973	273	E 100	1,299	Fair	40%	100%	100%	520
Canopv	2010			----	S O U N D	V A L U E	----		500
Utility Building	1973			----	S O U N D	V A L U E	----		2,000
1,602 SFLA								Outbuilding Total	5,020
Acpt Land			0	Accepted Bldg			5,000	Total	5,000

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 748

Map/Lot:

009-018

Account: 410 Card: 8 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1062P287

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1983	1000	D 100	14,782 Fair	44%	75%	100%		4,878
Canopy	1983			---- S O U N D	V A L U E	----			250
Frame Garage	1992	240	E 100	2,748 Avg-	73%	100%	100%		2,006
Frame Shed	1900			---- S O U N D	V A L U E	----			300
1,602 SFLA							Outbuilding Total		7,434
Accpt Land			0	Accepted Bldg			7,400	Total	7,400

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 749

Map/Lot:

009-018

Account: 410 Card: 9 of 9

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4960P260

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2010	528	C 100	10,245	Avq.	93%	100%	100%	9,528
Canopy	2010	270	C 100	2,570	Avq.	93%	100%	100%	2,390
Frame Shed	1965	320	D 100	3,674	Avq-	54%	100%	100%	1,984
Canopy	1965	112	D 100	875	Avq-	54%	100%	100%	472
1,602 SFLA									
						Outbuilding Total			14,374
Accpt Land			0	Accepted Bldg			14,400	Total	14,400

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 750

Map/Lot:

009-018

Account: 410

Location:

GRAY ROAD

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	78,200	55,300	133,500	78,200	55,300	133,500
2	0	34,700	34,700	0	34,700	34,700
3	0	5,700	5,700	0	5,700	5,700
4	0	2,300	2,300	0	2,300	2,300
5	0	24,500	24,500	0	24,500	24,500
6	0	5,900	5,900	0	5,900	5,900
7	0	5,000	5,000	0	5,000	5,000
8	0	7,400	7,400	0	7,400	7,400
9	0	14,400	14,400	0	14,400	14,400
TOTAL	78,200	155,200	233,400	78,200	155,200	233,400

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/22/2016

Page 751

Map/Lot:

009-016

Account: 579 Card: 1 of 1

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 01/24/2007

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B4960P260

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	90%	Topography	8,550
Total Acres 1.00						8,550

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1998	320	C 100	6.815	Avg.	87%	100%	100%	5,929	
Canopy	1998	288	E 100	1.371	Avg.	87%	100%	100%	1,193	
Frame Shed	1920	524	D 100	6.016	Poor	30%	50%	100%	902	
Frame Shed	1920								500	
----- S O U N D V A L U E -----										
Outbuilding Total									8,524	

Accpt Land	8,600	Accepted Bldg	8,500	Total	17,100
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Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
TC

08/22/2016
Page 752
009-019
97 GRAY ROAD

Account: 605 Card: 1 of 4 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Residential
Reference 1 B4507P034

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
113.25	Acres-Rear Land (All)	500.00	56,625	100%		56,625
70.00	Acres-Farmland Tillable	400.00	28,000	100%		28,000
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
68.00	Acres-Farmland Pasture	400.00	27,200	100%		27,200
Total Acres 252.25						Land Total 124,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	912 Sqft	Grade D 115	Base	65,146
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,835
Rooms	10				
Bedrooms	7	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,980
Attic	Floor & Stairs			Attic	1,491
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	2010	Obsolete	None	Average	Typical	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		86%	71%	100%
						Value(Rcnld)
						35,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2010	576	D 115	25,697	Avq.	93%	87%	100%	20,791
Canopy	2010	203	D 115	1,822	Avq.	93%	100%	100%	1,694
One Story Frame	2010	792	D 115	35,333	Avq.	93%	87%	100%	28,588
Encl Frame Porch	2010	72	D 115	2,352	Avq.	93%	87%	100%	1,903
One Story Frame	2002	256	D 115	11,421	Avq.	89%	87%	100%	8,844
Open Frame Porch	2010	200	D 115	3,582	Avq.	93%	100%	100%	3,331
Greenhouse	1997			----- S O U N D V A L U E -----					100
Utility Building	1975	1800	D 100	52,349	Avq.	75%	75%	100%	29,446
3,520 SFLA									Outbuilding Total 94,697

Acpt Land

124,700

Accepted Bldg

130,000 **Total**

254,700

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
TC

08/22/2016

Page 753

Map/Lot:

009-019

Account: 605 Card: 2 of 4

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B4013P102

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfinished Attic	1900	840	C 100	5.062	Good	75%	100%	100%	3,796
Frame Shed	1900	840	C 100	11.760	Good	75%	100%	100%	8,820
Encl Frame Porch	1900	24	C 100	1.396	Good	75%	100%	100%	1,047
3,544 SFLA									
						Outbuilding Total			13,663
Accpt Land			0	Accepted Bldg		13,700	Total		13,700

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
TC

08/22/2016
Page 754
009-019
97 GRAY ROAD

Account: 605 Card: 3 of 4 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4507P034

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1900	2494	D 100	37.664	Good	75%	75%	100%	21.186
Unfinished Attic	1900	2494	D 100	8.708	Avq.	60%	100%	100%	5.225
Canopy	1900	423	E 100	2.014	Avq.	60%	100%	100%	1.208
3,544 SFLA									
						Outbuilding Total			27,619
Accpt Land			0	Accepted Bldg		27,600	Total		27,600

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
TC

08/22/2016
Page 755
009-019
97 GRAY ROAD

Account: 605 Card: 4 of 4 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4507P034

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	2009	5206	D 100	74.627	Avq.	92%	75%	100%	51.493
Unfinished Attic	2009	5206	D 100	16.181	Avq.	92%	80%	100%	11.910
Frame Shed	2009	90	D 100	1.033	Avq.	92%	80%	100%	760
Canopy	2009	328	D 100	2.560	Avq.	92%	100%	100%	2.355
Encl Frame Porch	2009	88	D 100	2.345	Avq.	92%	100%	100%	2.157
Frame Shed	2009	238	D 100	2.733	Avq.	92%	80%	100%	2.011
Frame Shed	2009	132	D 100	1.515	Avq.	92%	80%	100%	1.115
Canopy	2009	380	D 100	2.967	Avq.	92%	100%	100%	2.730
Silo 14 Base/Hi	2010	40	C 100	10.250	Avq.	92%	100%	100%	9.430
Silo 14 Base/Hi	2010	40	C 100	10.250	Avq.	92%	100%	100%	9.430
3,632 SFLA						Outbuilding Total			93,391
Accpt Land		0	Accepted Bldg			93,400	Total		93,400

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
TC

08/22/2016
Page 756
009-019
97 GRAY ROAD

Account: 605

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	124,700	130,000	254,700	124,700	130,000	254,700
2	0	13,700	13,700	0	13,700	13,700
3	0	27,600	27,600	0	27,600	27,600
4	0	93,400	93,400	0	93,400	93,400
TOTAL	124,700	264,700	389,400	124,700	264,700	389,400

Easton
Name: MILLER, URIA E. & MALINDA

Valuation Report

08/22/2016

Page 757

Map/Lot:

008-028

Location:

BOWERS ROAD

Account: 413 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/21/2014
Sale Price	38,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5306P0246

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
59.00	Acres-Farmland Pasture	400.00	23,600	100%		23,600
Total Acres 59.00				Land Total		23,600

Accpt Land	23,600	Accepted Bldg	0	Total	23,600
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Easton
Name: MILLS, RODNEY D

Valuation Report

08/22/2016
Page 758
008-020-C
FULLER ROAD

Account: 551 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1933P026

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite	400.00	23,600	100%		0
Total Acres 0.00				Land Total		0
Accpt Land		0	Accepted Bldg		0	Total
						0

Easton
Name: MILLS, RODNEY D & IAN D MILLS

Valuation Report

08/22/2016

Page 759

Map/Lot:

008-020-A

Account: 552 Card: 1 of 1

Location:

166 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 12/01/1988
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

CLASS Residential
Reference 1 B2146P132 B3914P275 B1933P26 B5488P129
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
0.25	Acres-Rear Land (All)	500.00	125	100%		125
Total Acres 1.25						Land Total 17,125

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	504 Sqft	Grade D 100	Base	40,305
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% 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	Partial			Insulation	-203
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	1989	Typical	Typical	Below Average	Typical	40,102			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	100%	100%	20,051				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1920	88	D 100	2,345	Avq-	50%	100%	100%	1,172
Wood Deck	2004	72	D 100	522	Avq.	90%	100%	100%	470
Encl Frame Porch	1920	128	D 100	3,096	Avq-	50%	100%	100%	1,548
Frame Shed	1980								800
1,098 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			3,990
Acpt Land		17,100	Accepted Bldg		24,000	Total		41,100	

Valuation Report

08/22/2016

Page 760

Map/Lot:

019-018

Account: 243 Card: 1 of 1

Location:

155 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 02/05/2015
Sale Price 52,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	9,500.00	6,083	100%		6,083
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.41						Land Total 13,583

Dwelling Description

Replacement Cost New

Saltbox	One & 1/2 Story	800 Sqft	Grade D 115	Base		55,617
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		1,980
Attic	None			Attic		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	Above Average	Typical	57,597
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	95%	100%
						Value(Rcnld)
						38,849

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1948	288	D 115	7,015	Avq+	71%	95%	100%	4,732
Open Frame Porch	1948	32	D 115	840	Avq+	71%	95%	100%	566
Encl Frame Porch	1948	54	D 115	1,963	Avq+	71%	95%	100%	1,324
Open Frame Porch	1948	27	D 115	757	Avq+	71%	95%	100%	510
Open Frame Porch	1948	228	D 115	4,039	Avq+	71%	95%	100%	2,725
Encl Frame Porch	1948	54	D 115	1,963	Avq+	71%	95%	100%	1,324
Open Frame Porch	1948	27	D 115	757	Avq+	71%	95%	100%	510
Frame Garage	1948	247	D 100	4,602	Avq-	50%	100%	100%	2,301
Frame Shed	1980			- - - - S O U N D V A L U E - - - -					250
Frame Garage	1920	360	E 100	3,737	Fair	40%	50%	100%	748
1,596 SFLA									
Outbuilding Total									14,990

Acpt Land

13,600

Accepted Bldg

53,800 **Total**

67,400

Easton
Name: MONROE, MICHAEL

Valuation Report

08/22/2016

Page 761

Map/Lot:

002-016

Account: 379 Card: 1 of 2

Location:

5 MAHANY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4337P069

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00 Land Total						17,500

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,184 Sqft	Grade D 110	Base	73,050
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,122
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water	Cooling	0% None	Heat	-1,794
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-598
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Old Type	Old Type	Below Average	Typical	71,430
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		50%	70%	100%

Value(Rcnld)
25,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	190	D 110	8,108	Avq-	50%	70%	100%	2,838
Frame Bay Window	1880	48	D 110	3,152	Avq-	50%	70%	100%	1,103
Open Frame Porch	1880	525	D 110	8,502	Avq-	50%	76%	100%	3,231
Two Story Frame	1880	182	D 110	14,342	Avq-	50%	70%	100%	5,020
Unfin Basement	1880	144	D 110	1,537	Avq-	50%	76%	100%	584
Unfinished Attic	1880	368	D 110	3,136	Avq-	50%	76%	100%	1,192
Frame Shed	1880	224	D 110	2,829	Avq-	50%	50%	100%	707
1.5 S-Gar	1880	572	D 110	12,331	Avq.	60%	80%	100%	5,919
Frame Shed	1880	924	D 110	11,668	Fair	40%	100%	100%	4,667
2,970 SFLA									
Outbuilding Total									25,261

Acpt Land

17,500

Accepted Bldg

50,300

Total

67,800

Easton
Name: MONROE, MICHAEL

Valuation Report

08/22/2016

Page 762

Map/Lot:

002-016

Account: 379 Card: 2 of 2

Location:

5 MAHANY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4337P069

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,440 Sqft	Grade C 100	Base	62,913
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-806
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,792
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,800
Attic	Floor & Stairs			Attic	2,173
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Baths	Condition		Layout			Total	
2007		0	Modern	Modern	Average		Typical			68,872	
Functional Obsolescence			Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)		
None			None		91%		100%	100%	62,674		
Outbuildings/Additions/Improvements					Percent Good					Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Frame Shed	2007	576	D 100	6,612	Ava.	91%	80%	100%	4,814		
Wood Deck	2007	96	C 100	811	Ava.	91%	100%	100%	738		
1,440 SFLA					Outbuilding Total					5,552	
Acpt Land			0	Accepted Bldg		68,200	Total			68,200	

Easton
Name: MONROE, MICHAEL

Valuation Report

08/22/2016

Page 763

Map/Lot:

002-016

Account: 379

Location:

5 MAHANY ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	17,500	50,300	67,800	17,500	50,300	67,800
2	0	68,200	68,200	0	68,200	68,200
TOTAL	17,500	118,500	136,000	17,500	118,500	136,000

Easton

Valuation Report

08/22/2016

Name: MOODY VIEWS IRREVOCABLE TRUST

Page 764

C/O KIM O'DONNELL

Map/Lot:

001-008-B

Account: 262 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 11/01/1994

Sale Price 2,500

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

CLASS Residential

Reference 1 B3797P088

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%	Topoqraphv	9,500
1.74	Acres-Rear Land (All)	500.00	870	50%	Topoqraphv	435
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.74					Land Total	17,435

Accpt Land

17,400

Accepted Bldg

0

Total

17,400

C/O KIM O'CONNELL

Valuation Report

08/22/2016

Page 765

Map/Lot:

001-009

Account: 668 Card: 1 of 1

Location:

314 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B3291P072

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.11	Acres-Rear Land (All)	500.00	1,555	100%		1,555
11.00	Acres-Softwood-TG	120.00	1,320	100%		1,320
12.00	Acres-Mixed Wood-TG	165.00	1,980	100%		1,980
15.00	Acres-Hardwood-TG	181.00	2,715	100%		2,715
720	\$/SF -Pavement	2.50	1,800	100%		1,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 42.11					Land Total	26,370

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story Wood Siding 1 OTHER Units-0	1,254 Sqft Masonry Trim Roof Cover	Grade C 110 None Sheet Metal	Base Trim Roof	84,958 0 0 0
Foundation Fin. Basement Area	Brick &/or Stone None	Basement Basement Gar	Dry 1/2 Bmt None	Basement Fin Bsmt	-2,840 0
Heating Rooms	100% Hot Water 3	Cooling	0% None	Heat	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	10%			Unfinished	-3,013

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	1988	Typical	Typical	Above Average	Typical	81,415	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	56,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1995	80	C 110	1,894	Avq.	85%	100%	100%	1,610
Open Frame Porch	1995	64	C 110	1,588	Avq.	85%	100%	100%	1,350
One Story Frame	1920	64	C 110	3,330	Avq+	70%	100%	100%	2,331
Canopy	1920			----- S O U N D V A L U E -----					100
Frame Garage	2001	728	C 110	14,896	Avq.	88%	80%	100%	10,486
Wood Deck	1995	708	C 110	5,793	Avq.	85%	100%	100%	4,924
Frame Shed	1920	289	C 110	4,450	Avq.	60%	100%	100%	2,670
1,757 SFLA							Outbuilding Total		23,471

Accpt Land

26,400

Accepted Bldg

80,500

Total

106,900

Easton
Name: MORIN, JENNIFER

Valuation Report

08/22/2016

Page 766

Map/Lot:

018-017

Account: 698 Card: 1 of 1

Location:

73 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/08/2015
Sale Price	22,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B2700P321
Reference 2 M2700P323 B5410P7
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	9,500.00	6,443	100%		6,443
1,200	\$/SF -Pavement	2.50	3,000	100%		3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.46						Land Total 16,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1995	576	C 100	11,036	Avq.	85%	100%	100%		9,381
Frame Shed	0									350
----- S O U N D V A L U E -----										
Outbuilding Total										9,731

Accpt Land

16,900

Accepted Bldg

9,700

Total

26,600

Easton
Name: MORIN, LUC

Valuation Report

08/22/2016

Page 767

Map/Lot:

002-013

Location:

HERSOM ROAD

Account: 364 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/08/2016
Sale Price	2,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2218P281 B5515P3
Reference 2 FORMERLY HIGH MEADOWS FAMILY CORP
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Size/Shape	4,750
9.00	Acres-Rear Land (All)	500.00	4,500	50%	Size/Shape	2,250
Total Acres 10.00			Land Total			7,000
Acpt Land		7,000	Accepted Bldg		0	Total 7,000

Easton
Name: MORIN, LUC JEAN

Valuation Report

08/22/2016

Page 768

Map/Lot:

002-013-D

Location:

HERSOM ROAD

Account: 89 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/30/2013
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Level
Utilities None
Street Paved

CLASS Residential
Reference 1 B5226P140

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
18.00	Acres-Rear Land (All)	500.00	9,000	50%	Topography	4,500
Total Acres 20.00					Land Total	14,500

Accpt Land	14,500	Accepted Bldg	0	Total	14,500
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Easton
Name: MOUNTAIN, JOAN M

Valuation Report

08/22/2016

Page 769

Map/Lot:

002-010

Account: 560 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1438P324

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
35.00	Acres-Rear Land (All)	500.00	17,500	100%		17,500
26.00	Acres-Tillable	1,000.00	26,000	100%		26,000
Total Acres 62.00					Land Total	53,000

Accpt Land

53,000

Accepted Bldg

0

Total

53,000

Easton
Name: MOUNTAIN, JOAN M

Valuation Report

08/22/2016

Page 770

Map/Lot:

002-003

Account: 561 Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1438P324

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
37.00	Acres-Rear Land (All)	500.00	18,500	100%		18,500
26.00	Acres-Tillable	1,000.00	26,000	100%		26,000
Total Acres 64.00				Land Total		54,000
Accpt Land		54,000	Accepted Bldg	0	Total	54,000

Easton
Name: MOWER, CHAD S. & RUTH A. JT

Valuation Report

08/22/2016

Page 771

Map/Lot:

001-016

Account: 701 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/2010
Sale Price	117,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4880 P163

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
85.00	Acres-Tillable	1,000.00	85,000	100%		85,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 90.00			Land Total			104,000

Accpt Land	104,000	Accepted Bldg	0	Total	104,000
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Easton
Name: MUELLER, DENNIS R & LINDA B

Valuation Report

08/22/2016

Page 772

Map/Lot:

005-019

Account: 315 Card: 1 of 1

Location:

137 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4331P047
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 08/28/2006
Sale Price 105,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
160.12	Acres-Rear Land (All)	500.00	80,060	100%		80,060
6,100	\$/SF -Pavement	2.50	15,250	75%	Condition	11,438
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 161.12						Land Total 108,498

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	384 Sqft	Grade C 115	Base	48,587
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,830
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1990	Typical	Typical	Very Good	Typical	
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None				80%	100%	42,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1890	192	C 115	13,058	V.G.	80%	100%	100%	10,446
One Story Frame	1996	288	C 115	15,669	Avq.	86%	100%	100%	13,475
Frame Garage	1996	576	C 100	11,036	Avq.	86%	80%	100%	7,593
Frame Shed	1992	656	E 100	4,592	Avq.	84%	100%	100%	3,857
864 SFLA									Outbuilding Total 35,371

Acpt Land

108,500

Accepted Bldg

78,100

Total

186,600

Easton
Name: MUELLER, DENNIS R & LINDA B

Valuation Report

08/22/2016

Page 773

Map/Lot:

005-019-B

Account: 1064 Card: 1 of 1

Location:

LADNER RD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B4331P053

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.88	Acres-Rear Land (All)	500.00	3,440	100%		3,440
Total Acres 6.88				Land Total		3,440
Accpt Land		3,400	Accepted Bldg	0	Total	3,400

Easton
Name: MULLEN, C PAUL

Valuation Report

08/22/2016

Page 774

Map/Lot:

001-020

Account: 562 Card: 1 of 1

Location:

194 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B0742P424

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
10.00	Acres-Wasteland	60.00	600	100%		600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 20.00						Land Total 22,100

Dwelling Description

Replacement Cost New

Conventional	Two Story	705 Sqft	Grade C 100	Base	60,025
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	Floor & Stairs			Attic	1,350
FirePlaces	1			Fireplace	2,800
Insulation	Partial			Insulation	-395
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1886	0	Typical	Typical	Above Average	Typical	64,258
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 70%	Func. % 100%	44,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1886	24	C 100	1,747	Avq+	70%	100%	100%	1,223
Open Frame Porch	1886	135	C 100	2,673	Avq+	70%	100%	100%	1,871
Canopy	1886	75	C 100	715	Avq+	70%	100%	100%	500
Open Frame Porch	1886	132	C 100	2,622	Avq+	70%	100%	100%	1,835
1 & 3/4 Story Fr	1886	352	C 100	27,451	Avq+	70%	100%	100%	19,216
Unfin Basement	1886	352	C 100	4,163	Avq+	70%	100%	100%	2,914
1.25 S-Gar	1886	396	C 100	7,832	Avq+	70%	80%	100%	4,386
Frame Shed	1958	1650	D 100	18,941	Avq-	50%	75%	100%	7,102
Barn	1982	1500	D 100	24,117	Avq-	66%	75%	100%	11,938
2,050 SFLA									
Outbuilding Total									50,985

Acpt Land

22,100

Accepted Bldg

96,000

Total

118,100

Easton

Valuation Report

08/22/2016

Name: MULLEN, CARL S JR

Page 775

MULLEN, ANGELA M

Map/Lot:

004-050-A

Account: 774 Card: 1 of 1

Location:

154 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Date 12/01/1997

Sale Price 21,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B3071P132

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.16	Acres-Rear Land (All)	500.00	80	100%		80
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.16						Land Total 17,080

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	783 Sqft	Grade D 110	Base	52,582
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-712
Unfin. Living Area	9%			Unfinished	-1,388

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	50,482
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						Value(Rcnld)
						35,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	216	D 110	9,218	Avq+	70%	100%	100%	6,453
Wood Deck	1930	240	D 110	1,677	Avq+	70%	100%	100%	1,174
Frame Shed	1960								400
1,285 SFLA				----- S O U N D V A L U E -----					
								Outbuilding Total	8,027

Acpt Land

17,100

Accepted Bldg

43,400 Total

60,500

Easton
Name: NADEAU, HOLLY R

Valuation Report

08/22/2016

Page 776

Map/Lot:

002-013-A

Account: 482 Card: 1 of 1

Location:

81 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/2001
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B3550P096

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00					Land Total	17,500

Accpt Land	17,500	Accepted Bldg	0	Total	17,500
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Easton
Name: NADEAU, JOANNE

Valuation Report

08/22/2016

Page 777

Map/Lot:

023-010

Account: 758 Card: 1 of 1

Location:

105 PERRY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4292P073

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.70	Acres-Rear Land (All)	500.00	350	100%		350
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.70 Land Total						17,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade C 115	Base	77,754
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	405 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,026
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	None			Attic	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	83,195
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2007	50	C 115	548	Avq.	91%	100%	100%	499
Frame Garage	2006	624	C 115	13,601	Avq.	91%	80%	100%	9,902
Frame Shed	2006								150
----- S O U N D V A L U E -----									
1,620 SFLA									10,551

Acpt Land	17,400	Accepted Bldg	86,300	Total	103,700
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Easton
Name: NADEAU, JOANNE

Valuation Report

08/22/2016
Page 778
023-013
PERRY ROAD

Account: 761 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B4400P201

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
Total Acres 1.40			Land Total			9,700
Accpt Land		9,700	Accepted Bldg		0	Total 9,700

Easton
Name: NADEAU, JONATHAN

Valuation Report

08/22/2016

Page 779

Map/Lot:

023-014

Account: 762 Card: 1 of 1

Location:

120 PERRY ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 06/05/2006
Sale Price 5,348
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B4290P074

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40						Land Total 17,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,288 Sqft	Grade C 110	Base	63,575
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	644 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,602
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	70,487
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	64,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	336	C 110	2,813	Avq.	93%	100%	100%	2,616
Frame Garage	2010	560	C 110	11,850	Avq.	93%	100%	100%	11,020
Frame Shed	2013	240	C 110	3,696	Avq.	94%	100%	100%	3,474
Outbuilding Total									17,110

Accpt Land

17,200

Accepted Bldg

81,300

Total

98,500

Valuation Report

08/22/2016

Page 780

Map/Lot:

001-026-C

Account: 1055 Card: 1 of 1

Location:

99 GETCHELL RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3575P004

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade C 110	Base	62,274
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,494
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	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	67,078
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100%	59,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	2002	41	C 110	2,134	Avq.	89%	100%	100%	1,899
1SFr Overhang	2002	41	C 110	2,134	Avq.	89%	100%	100%	1,899
Open Frame Porch	2002	14	C 110	636	Avq.	89%	100%	100%	566
Wood Deck	2003	24	C 110	316	Avq.	89%	100%	100%	281
Wood Deck	2011	288	C 110	2,429	Avq.	93%	100%	100%	2,259
Frame Shed	2011			---	S O U N D	V A L U E	---	---	650
Frame Garage	2013	896	C 110	17,942	Avq.	94%	100%	100%	16,865
1,330 SFLA									
Outbuilding Total									24,419

Acpt Land

17,500

Accepted Bldg

84,100

Total

101,600

Valuation Report

08/22/2016

Page 781

Map/Lot:

023-015

Account: 763 Card: 1 of 1

Location:

PERRY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4315P024
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/17/2006
Sale Price 6,246
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.70	Acres-Rear Land (All)	500.00	350	100%		350
2.080	\$/SF -Pavement	2.50	5,200	75%	Condition	3,900
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.70						Land Total 21,250

Dwelling Description

Replacement Cost New

Conventional	One Story	936 Sqft	Grade C 115	Base	54,496
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	1/2 Finished			Attic	6,211
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	63,122
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value(Rcnld)
						57,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	156	C 115	3,493	Avq.	91%	100%	100%	3,179
One Story Frame	2014	170	C 115	9,249	Avq.	95%	90%	100%	7,908
1.5 S-Gar	2014	1088	C 115	29,905	Avq.	95%	65%	100%	18,466
Frame Shed	2007			----- S O U N D V A L U E -----					250
Frame Shed	2007	192	C 100	2,688	Avq.	91%	100%	100%	2,446
Wood Deck	2007	60	C 115	632	Avq.	91%	100%	100%	575
Open Frame Porch	2007	72	C 115	1,820	Avq.	91%	100%	100%	1,656
Canopy	2007	72	C 115	788	Avq.	91%	100%	100%	717
1,106 SFLA									
Outbuilding Total									35,197

Acpt Land

21,300

Accepted Bldg

92,600

Total

113,900

Easton
Name: NELSON, SUSAN

Valuation Report

08/22/2016

Page 782

Map/Lot:

004-044-C

Account: 158 Card: 1 of 1

Location:

434 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5338P0161

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 08/19/2014
Sale Price 140,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00 Land Total						17,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,914 Sqft	Grade B 100	Base	93,092
Exterior	Composition	Masonry Trim	200Sqft	Trim	1,366
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1056 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	9,735
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,124
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,416
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Very Good	Typical	112,733
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	96,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1972	58	B 100	3,348	V.G.	86%	100%	100%	2,879
Wood Deck	1972	42	B 100	510	V.G.	86%	100%	100%	439
Wood Deck	1972	435	B 100	4,001	V.G.	86%	100%	100%	3,441
Frame Garage	1972	429	B 100	10,508	V.G.	86%	100%	100%	9,037
Wood Deck	1972	429	B 100	3,946	V.G.	86%	100%	100%	3,394
Frame Shed	1972								1,000
1,972 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									20,190

Acpt Land

17,500

Accepted Bldg

117,100

Total

134,600

Easton
Name: NEPTUNE, MICHAEL L & JOAN E

Valuation Report
JT

08/22/2016

Page 783

Map/Lot:

006-007-001

Account: 232 Card: 1 of 1

Location:

232 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/1994
Sale Price	4,865
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 BB4974P127

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
8.73	Acres-Rear Land (All)	500.00	4,365	100%		4,365
Total Acres 9.73					Land Total	13,865

Accpt Land	13,900	Accepted Bldg	0	Total	13,900
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Easton
Name: NETWEALTH LLC

Valuation Report

08/22/2016

Page 784

Map/Lot:

008-006-005

Location:

HENDERSON RD

Account: 1090 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/05/2015
Sale Price	9,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B5026P036 B5422P299

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
11.35	Acres-Rear Land (All)	500.00	5,675	100%		5,675
Total Acres 12.35					Land Total	15,175

Accpt Land	15,200	Accepted Bldg	0	Total	15,200
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Easton

Valuation Report

08/22/2016

Name: NEW ENGLAND TEL & TEL CO

Page 785

C/O FAIRPOINT - TAX DEPT

Map/Lot:

018-015

Account: 568 Card: 1 of 1

Location:

ROUTE 10

OFF

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
 Topography Level
 Utilities None
 Street Gravel

CLASS Commercial

Reference 1

Reference 2

Tran/Land/Bldg 1 3 91

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Baselot (Fract)	9,500.00	2,513	150%	Access	3,770
500	\$/SF -Pavement	2.50	1,250	100%		1,250
Total Acres 0.07						Land Total 5,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Telephone Bldg/0	1970	836	C 100	103,455	Good	75%	100%	100%		77,591
Frame Shed	0									2,500
----- S O U N D V A L U E -----										
Outbuilding Total										80,091

Acpt Land

5,000

Accepted Bldg

80,100

Total

85,100

Easton
Name: NEW SONG CHURCH

Valuation Report

08/22/2016

Page 786

Map/Lot:

017-025

Account: 542 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Institutional

Reference 1 B5244P344

Reference 2

Tran/Land/Bldg 1 9 71

Recertified Date 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	9,500.00	9,161	100%		9,161
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.93						Land Total 16,661

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Church /0	1900	2568	C 100	511,007	Good	75%	100%	100%	383,255
Unfin Basement	1900	2568	C 100	30,372	Avq.	60%	100%	100%	18,223
Open Frame Porch	1900	89	C 100	1,877	Good	75%	100%	100%	1,408
Open Frame Porch	1900	24	C 100	752	Good	75%	100%	100%	564
Outbuilding Total									403,450

Acpt Land

16,700

Accepted Bldg

403,500

Total

420,200

Easton

Valuation Report

08/22/2016

Name: NEWELL, DALE L & NEWELL, KIMBERLY J JT

Page 787

Map/Lot:

006-016-B

Account: 1061 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/30/2015

Sale Price 15,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B5308P0097 B5476P239

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
3.70	Acres-Rear Land (All)	500.00	1,850	100%		1,850
Total Acres 4.70					Land Total	11,350

Accpt Land

11,400

Accepted Bldg

0

Total

11,400

Easton
Name: NEWMAN, MICHAEL

Valuation Report

08/22/2016

Page 788

Map/Lot:

003-018

Account: 692 Card: 1 of 2

Location:

355 MAHANY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B4837 P133
Reference 2 1986 14X56 LIBERTY
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
5.10	Acres-Rear Land (All)	500.00	2,550	100%		2,550
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 6.10						Land Total 19,550

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Liberty M/H	1986	14X56	C 100	21,104	Avq-	20%	100%	100%	4,221
Open Frame Porch	1994	84	D 100	1,468	Avq.	85%	100%	100%	1,248
Encl Frame Porch	2000	54	D 100	1,707	Avq.	88%	100%	100%	1,502
One Story Frame	1994	342	D 100	13,268	Avq.	85%	100%	100%	11,278
One Story Frame	2003	162	D 100	6,284	Avq.	89%	100%	100%	5,593
One Story Frame	2003	162	D 100	6,284	Avq.	89%	100%	100%	5,593
One Story Frame	2000	120	D 100	4,656	Avq.	88%	100%	100%	4,097
Open Frame Porch	2000	144	D 100	2,320	Avq.	88%	100%	100%	2,042
Frame Shed	1986			----- SOUND VALUE -----					850
Frame Garage	1992	320	C 100	6,815	Avq.	84%	100%	100%	5,725
1,624 SFLA								Outbuilding Total	42,149
Acpt Land		19,600	Accepted Bldg		42,100	Total			61,700

Easton
Name: NEWMAN, MICHAEL

Valuation Report

08/22/2016

Page 789

Map/Lot:

003-018

Account: 692 Card: 2 of 2

Location:

355 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Gravel

CLASS Mobile Home

Reference 1 B4837 P133

Reference 2 1986 14X56 LIBERTY

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2008	2880	C 115	56,374	Avg.	92%	75%	100%	38,898
1,624 SFLA									
						Outbuilding Total			38,898
Accpt Land			0	Accepted Bldg			38,900	Total	38,900

Easton
Name: NEWMAN, MICHAEL

Valuation Report

08/22/2016

Page 790

Map/Lot:

003-018

Account: 692

Location:

355 MAHANY ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	19,600	42,100	61,700	19,600	42,100	61,700
2	0	38,900	38,900	0	38,900	38,900
TOTAL	19,600	81,000	100,600	19,600	81,000	100,600

Easton
Name: NIBLETT, EDWARD L & RIGG, KARIN JT

Valuation Report

08/22/2016

Page 791

Map/Lot:

001-032-B

Location:

BANGOR RD

Account: 1101 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/19/2015
Sale Price	4,100
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B4235P289 B5474P21

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
3.32	Acres-Rear Land (All)	500.00	1,660	100%		1,660
Total Acres 4.32					Land Total	11,160

Accpt Land	11,200	Accepted Bldg	0	Total	11,200
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Easton
Name: NICHOLS, CLAYTON (HEIRS)

Valuation Report

08/22/2016

Page 792

Map/Lot:

008-022

Account: 577 Card: 1 of 1

Location:

199 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
54.00	Acres-Rear Land (All)	500.00	27,000	100%		27,000
30.00	Acres-Tillable	1,000.00	30,000	100%		30,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 85.00 Land Total						74,000

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	667 Sqft	Grade D 100	Base	43,977
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-230
Unfin. Living Area	15%			Unfinished	-1,791

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1933	0	Typical	Typical	Fair	Inadeq.	41,956	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	95%	100%	15,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1933	96	D 100	2,495	Fair	40%	95%	100%	948
Frame Shed	2005	204	C 100	2,856	Avg.	90%	80%	100%	2,056
946 SFLA									
Outbuilding Total									3,004

Accpt Land

74,000

Accepted Bldg

18,900

Total

92,900

Easton
Name: NICHOLS, LAWRENCE W

Valuation Report

08/22/2016

Page 793

Map/Lot:

008-022-A

Account: 584 Card: 1 of 1

Location:

201 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1157P049 B2881P291
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Conventional	One Story	600 Sqft	Grade D 100	Base	30,711
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,102
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1953	0	Typical	Typical	Below Average	Typical	29,609			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		50%	90%	100%	13,324		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1980	136	D 100	3,247	Fair	40%	100%	100%	1,299
Wood Deck	1980	64	D 100	474	Fair	40%	100%	100%	190
Frame Garage	1980	560	D 100	8,833	Fair	40%	100%	100%	3,533
736 SFLA									
				Outbuilding Total					5,022

Accpt Land

17,000

Accepted Bldg

18,300

Total

35,300

Easton

Valuation Report

08/22/2016

Name: NICHOLSON, BUDD B

Page 794

NICHOLSON, DEBRA M

Map/Lot:

009-022-A

Account: 576 Card: 1 of 1

Location:

61 GRAY RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1154P788

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	612 Sqft	Grade D 115	Base	48,488
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-810
Fin. Basement Area	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	Partial			Insulation	-242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1907	0	Typical	Typical	Above Average	Typical	47,436
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	33,205	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1907	119	D 115	5,309	Avq+	70%	100%	100%	3,716
Wood Deck	2010	20	D 115	243	Avq.	93%	100%	100%	226
Frame Shed	1907								400
1,037 SFLA									4,342

Acpt Land

17,000

Accepted Bldg

37,500

Total

54,500

Easton

Valuation Report

08/22/2016

Name: NICHOLSON, DOROTHY (HEIRS)

Page 795

C/O BUDD NICHOLSON

Map/Lot:

009-020

Account: 580 Card: 1 of 1

Location:

GRAY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1281P229

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Baselot (Fract)	9,500.00	5,539	25%	Size/Shape	1,385
Total Acres 0.34				Land Total		1,385

Accpt Land

1,400

Accepted Bldg

0 **Total**

1,400

Easton
Name: NICKERSON PRATT, AMBER

Valuation Report

08/22/2016

Page 796

Map/Lot:

008-049

Account: 777 Card: 1 of 1

Location:

85 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5222P307
Reference 2 LOT 9 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Sale Data
Sale Date 08/21/2013
Sale Price 130,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.07						Land Total 17,535

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade B 100	Base	68,491
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	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

Unimpr. Living Area			NONE			Dwelling Condition			Unimpr. Area			0		
Built	Renovated	Kitchens	Baths			Condition			Layout			Total		
2000	0	Typical	Typical			Good			Typical			68,491		
Functional Obsolescence			Economic Obsolescence			Phys. %			Func. % Econ. %			Value(Rcnld)		
None			None			91%			100%			62,327		
Outbuildings/Additions/Improvements						Percent Good						Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ				Rcnld		
Encl Frame Porch	2004	72	B 100	3,043	Good	91%	100%	100%				2,769		
Frame Shed	2004			- - - - S O U N D V A L U E - - - -								1,500		
Frame BSMT Entry	2000	24	B 100	1,166	Good	91%	100%	100%				1,061		
1,304 SFLA							Outbuilding Total						5,330	
Acpt Land			17,500			Accepted Bldg			67,700			Total		
												85,200		

Easton
Name: ODULO, ANATOLY & DANIEL

Valuation Report

08/22/2016

Page 797

Map/Lot:

005-028

Account: 588 Card: 1 of 1

Location:

0 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B2297P282

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	9,500.00	6,373	50%	Topoqraphv	3,186
1.00	# -Lot Improvement	7,500.00	7,500	50%		3,750
Total Acres 0.45						Land Total 6,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Buddv	M/H	1970	12X48	C 100	16,096	Fair	15%	85%	100%	2,052
Frame Shed		1970	96	D 100	1,102	Poor	30%	100%	100%	331
576 SFLA							Outbuilding Total			2,383

Accpt Land

6,900

Accepted Bldg

2,400

Total

9,300

Easton

Valuation Report

08/22/2016

Name: OLANO, FRANCISCO J & LYDIETTE R

Page 798

OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574 Card: 1 of 3

Location:

FORREST AVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4478P283

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
500	\$/SF -Pavement	2.50	1,250	100%		1,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 40.00						37,750

Land Total

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,634 Sqft	Grade C 105	Base	71,427
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,470
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Average	Typical	58,747
Functional Obsolescence						Value(Rcnld)
None		None		Phys. %	Func. % Econ. %	54,635

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	2010	96	C 105	4,769	Avq.	93%	100%	100%		4,435
Frame Garage	2010	440	C 105	9,234	Avq.	93%	80%	100%		6,870
Wood Deck	2011	120	C 105	1,035	Avq.	93%	100%	100%		963
Canopy	2013	320	C 105	3,199	Avq.	94%	100%	100%		3,007
1,730 SFLA										
Outbuilding Total										15,275

Acpt Land

37,800

Accepted Bldg

69,900

Total

107,700

Easton

Valuation Report

08/22/2016

Name: OLANO, FRANCISCO J & LYDIETTE R

Page 799

OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574 Card: 2 of 3

Location:

FORREST AVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4478P283

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Gambrel	One & 3/4 Story	800 Sqft	Grade D 110	Base	55,545
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,395
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-707
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	602	Insulation	0
Unfin. Living Area	57%			Unfinished	-10,480

Dwelling Condition				Layout		Total	
Built	Renovated	Kitchens	Baths	Condition	Typical		
2010	0	Typical	Typical	Average			36,963
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	34,376
Accpt Land		0	Accepted Bldg		34,400	Total	34,400

Easton

Valuation Report

08/22/2016

Name: OLANO, FRANCISCO J & LYDIETTE R

Page 800

OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574 Card: 3 of 3

Location:

FORREST AVE

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling

Utilities

Street Paved

CLASS Residential

Reference 1 B4478P283

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rchld
Frame Shed	2007	320	C 100	4,480	Ava.	91%	100%	100%	4,077
602 SFLA									
						Outbuilding Total			4,077
Accpt Land			0	Accepted Bldg			4,100	Total	4,100

Easton

Valuation Report

08/22/2016

Name: OLANO, FRANCISCO J & LYDIETTE R

Page 801

OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574

Location:

FORREST AVE

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	37,800	69,900	107,700	37,800	69,900	107,700
2	0	34,400	34,400	0	34,400	34,400
3	0	4,100	4,100	0	4,100	4,100
TOTAL	37,800	108,400	146,200	37,800	108,400	146,200

Easton

Valuation Report

08/22/2016

Name: OLIVER, TONYA A & KENNETH S III

Page 802

Map/Lot:

023-016

Account: 764 Card: 1 of 1

Location:

78 PERRY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B5165P148

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40						Land Total 17,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Colonv M/H	1997	27X48	B 100	62.050	Avq+	41%	100%	100%		25,440
Unfin Basement	1997	1296	C 100	15.328	Avq.	86%	100%	100%		13,182
Encl Frame Porch	1999	140	D 100	3.322	Avq.	87%	100%	100%		2,890
Frame BSMT Entry	1997	65	D 100	1.338	Avq.	86%	100%	100%		1,151
Wood Deck	2011	342	C 100	2.602	Avq.	93%	100%	100%		2,420
Frame Shed	2011	192	C 100	2.688	Avq.	93%	100%	100%		2,500
1,436 SFLA										Outbuilding Total 47,583

Acpt Land

17,200

Accepted Bldg

47,600

Total

64,800

Valuation Report

08/22/2016

Page 803

Map/Lot:

001-027-A

Account: 83 Card: 1 of 1

Location:

361 BANGOR RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 01/14/2015
Sale Price 235,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
3,440	\$/SF -Pavement	2.50	8,600	100%		8,600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 26,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,552 Sqft	Grade A 100	Base		98,402
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1676 Sqft, Grade A	Basement Gar	None	Fin Bsmt		16,331
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Very Good	Typical	118,933
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100%	110,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bav Window	2006	8	A 100	874	V.G.	93%	100%	100%	813
1 Story Basement	2006	123	A 100	10,910	V.G.	93%	100%	100%	10,146
Patio	2013	600	A 100	4,872	Avq.	94%	100%	100%	4,580
Frame Garage	2006	1248	A 100	33,173	V.G.	93%	55%	100%	16,968
One Story Frame	2006	96	A 100	6,812	V.G.	93%	100%	100%	6,335
1,656 SFLA									
Outbuilding Total									38,842

Acpt Land

26,100

Accepted Bldg

149,500

Total

175,600

Easton
Name: OSGOOD, SHERRILL

Valuation Report

08/22/2016

Page 804

Map/Lot:

004-013

Account: 592 Card: 1 of 1

Location:

FRYPAN ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential & Shoreland
Topography Rolling
Utilities None
Street Gravel

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	5%	Size/Shape	475
1.00	Acres-Rear Land (All)	500.00	500	10%	Size/Shape	50
Total Acres 2.00					Land Total	525

Accpt Land

500

Accepted Bldg

0

Total

500

Easton
Name: OSGOOD, THOMAS F

Valuation Report

08/22/2016

Page 805

Map/Lot:

004-055-A

Account: 515 Card: 1 of 1

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4423P154

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
5.74	Acres-Rear Land (All)	500.00	2,870	100%		2,870
42.00	Acres-Tillable	1,000.00	42,000	100%		42,000
Total Acres 48.74				Land Total		54,370
Accpt Land		54,400	Accepted Bldg	0	Total	54,400

Easton

Valuation Report

08/22/2016

Name: OSGOOD, THOMAS F

Page 806

OSGOOD, ANN F

Map/Lot:

005-012-A

Account: 597 Card: 1 of 1

Location:

24 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1916P009

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00						Land Total 19,000

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,496 Sqft	Grade C 115	Base	108,836
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,830
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	113,666
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	87% 100%	85,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	66	C 115	1,700	Avq.	86%	95%	100%	1,389
1.25 S-Gar	1997	1318	C 115	29,979	Avq.	86%	65%	100%	16,758
Wood Deck	1997	70	C 115	715	Avq.	86%	95%	100%	584
2,992 SFLA									
Outbuilding Total									18,731

Acpt Land

19,000

Accepted Bldg

103,800 Total

122,800

Easton

Valuation Report

08/22/2016

Name: OSGOOD, WALTER E & CATHY J JT

Page 807

Map/Lot:

004-057-G

Account: 915 Card: 1 of 1

Location:

24 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B5124P217

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.48	Acres-Rear Land (All)	500.00	740	100%		740
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.48						Land Total 17,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Double Wide MH	2012	28X60	C 100	55,583	Avq.	84%	100%	100%		46,968
Concrete Pad /CF	2012	1680	C 100	6,733	Avq.	93%	100%	100%		6,262
Wood Deck	2012	64	C 100	578	Avq.	94%	100%	100%		543
Wood Deck	2012	160	C 100	1,277	Avq.	94%	100%	100%		1,200
Frame Garage	2002	780	C 100	14,400	Avq.	89%	100%	100%		12,816
Frame Shed	2012	312	C 100	4,368	Avq.	94%	80%	100%		3,285
1,680 SFLA										Outbuilding Total 71,074

Acpt Land

17,700

Accepted Bldg

71,100

Total

88,800

Easton
Name: OSOWIEKI, PATRICIA

Valuation Report

08/22/2016

Page 808

Map/Lot:

007-048

Account: 599 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B1775P044

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.72	Acres-Rear Land (All)	500.00	360	100%		360
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.72						Land Total 17,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
12Mobile Home	1970	12X48	C 100	16.096	Poor	10%	25%	100%		402
1 & 3/4 Story Fr	1980	304	E 100	11.854	Fair	40%	50%	100%		2,371
1,108 SFLA										2,773
Outbuilding Total										2,773

Accpt Land

17,400

Accepted Bldg

2,800

Total

20,200

Easton

Valuation Report

08/22/2016

Name: PAGE, HEIRS OF DARRELL R

Page 809

PAGE, ADELINE A

Map/Lot:

005-008

Account: 600 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1021P364

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	9,500.00	8,707	100%		8,707
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.84						Land Total 16,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
14Mobile Home	1995	14X66	B 100	27.281	Avq.	25%	100%	100%		6,820
Frame Shed	1995	192	E 100	1.344	Avq.	85%	100%	100%		1,142
924 SFLA							Outbuilding Total			7,962

Accpt Land

16,200

Accepted Bldg

8,000

Total

24,200

Easton
Name: PAGE, HEIRS OF R L

Valuation Report

08/22/2016

Page 810

Map/Lot:

017-019

Account: 601 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingBelow Street
Utilities Drilled Well
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fract)	9,500.00	4,750	10%	Topography	475
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.25					Land Total	3,850

Accpt Land

3,900

Accepted Bldg

0 **Total**

3,900

Easton
Name: PAGE, HEIRS OF R L

Valuation Report

08/22/2016

Page 811

Map/Lot:

016-007

Account: 602 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Topography	7,125
0.89	Acres-Wasteland	60.00	53	100%		53
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.89 Land Total						14,678

Dwelling Description

Replacement Cost New

Conventional	Two Story	0 Sqft	Grade D 110	Base	26,315
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial	SFLA	0	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1938	0	None	None	Fair	Inadeq.	26,315	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Damage		None		40%	33%	100%	3,474

Acpt Land

14,700

Accepted Bldg

3,500

Total

18,200

Easton
Name: PAGE, MARYANNE

Valuation Report

08/22/2016

Page 812

Map/Lot:

006-005

Location:

LADNER ROAD

Account: 113 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/01/2004
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B5040P024

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Baselot (Fract)	9,500.00	8,227	100%		8,227
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.75					Land Total	15,727

Accpt Land	15,700	Accepted Bldg	0	Total	15,700
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Easton
Name: PAGE, MARYANNE

Valuation Report

08/22/2016

Page 813

Map/Lot:

006-004

Account: 487 Card: 1 of 1

Location:

278 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/12/2012
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B5040P024

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.31	Acres-Rear Land (All)	500.00	155	100%		155
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.31						Land Total 17,155

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	940 Sqft	Grade C 100	Base	64,608
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,500
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		
1902	0	Typical	Typical	Very Good	Typical	68,108		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		80%	95%	100%	51,762	
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
3/4S-Ad/Gar	1998	720	B 100	46,288	Avq.	87%	90% 100%	36,244
2,044 SFLA							Outbuilding Total	36,244

Acpt Land

17,200

Accepted Bldg

88,000

Total

105,200

Easton

Valuation Report

08/22/2016

Name: PAGE, WILLIAM W

Page 814

PAGE, IOLA M

Map/Lot:

004-049-A

Account: 603

Card: 1 of 1

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1050P132 B4092P311
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	9,500.00	7,540	100%		7,540
1.400	\$/SF -Pavement	2.50	3,500	100%		3,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.63					Land Total	18,540

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 105	Base	54,600
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	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
1969	0	Typical	Typical	Above Average	Typical	54,600
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	43,134	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Frame Garage	1997	676	C 105	13,319 Avq+	89% 85% 100%	
Frame Shed	1992			----	S O U N D V A L U E ----	
1,092 SFLA					Outbuilding Total	
					10,176	

Acpt Land

18,500

Accepted Bldg

53,300

Total

71,800

Easton
Name: PALMER, WILLIE H

Valuation Report

08/22/2016

Page 815

Map/Lot:

008-021

Account: 340 Card: 1 of 2

Location:

183 FOREST AVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5184P167

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00						Land Total 19,000

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	750 Sqft	Grade D 100	Base	46,713
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Above Average	Typical	48,177			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		70%	90%	100%	30,352		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Two Story Frame	1870	32	D 100	2,293	Avq+	70%	90%	100%	1,445
Unfin Basement	1870	32	D 100	310	Avq+	70%	90%	100%	195
Open Frame Porch	1870	8	D 100	390	Avq+	70%	90%	100%	246
Frame Bay Window	1870	30	D 100	1,791	Avq+	70%	90%	100%	1,129
Unfinished Attic	1870	300	D 100	2,663	Avq+	70%	90%	100%	1,678
1 Story Basement	1870	300	D 100	14,548	Avq+	70%	90%	100%	9,166
Open Frame Porch	1870	161	D 100	2,561	Avq+	70%	90%	100%	1,614
1 Story Basement	1992	291	D 100	14,111	Avq.	84%	100%	100%	11,853
1,219 SFLA									
				Outbuilding Total					27,326

Acpt Land

19,000

Accepted Bldg

57,700

Total

76,700

Easton
Name: PALMER, WILLIE H

Valuation Report

08/22/2016

Page 816

Map/Lot:

008-021

Account: 340 Card: 2 of 2

Location:

FOREST AVENUE

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingBelow Street
Utilities
Street Paved

CLASS Agricultural

Reference 1 B1216P315

Reference 2 M2516P331

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story Barn	1	3600	C 100	101.306	Poor	30%	50%	100%	15,196
Frame Shed	1980	193	C 100	2.701	Poor	30%	50%	100%	405
Pot.Hse (Old)	1900	1800	C 100	28.800	Poor	30%	50%	100%	4,320
1,219 SFLA									
						Outbuilding Total			19,921
Accpt Land			0	Accepted Bldg			19,900	Total	19,900

Easton
Name: PALMER, WILLIE H

Valuation Report

08/22/2016

Page 817

Map/Lot:

008-021

Account: 340

Location:

FOREST AVENUE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	19,000	57,700	76,700	19,000	57,700	76,700
2	0	19,900	19,900	0	19,900	19,900
TOTAL	19,000	77,600	96,600	19,000	77,600	96,600

Easton
Name: PALMER, WILLIE H.

Valuation Report

08/22/2016

Page 818

Map/Lot:

008-024-1

Account: 572 Card: 1 of 2

Location:

263 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 06/18/2015
Sale Price 77,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B5339P0342 ESTATE, B5439P93
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
7.00	Acres-Rear Land (All)	500.00	3,500	100%		3,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 8.00						Land Total 20,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,100 Sqft	Grade C 100	Base	52,237
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-308
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	Typical	Typical	Above Average	Typical	54,029
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						37,820
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Open Frame Porch	1915	216	C 100	4,076	Avq+	70%
Encl Frame Porch	1996	150	C 100	4,280	Avq.	86%
Unfin Basement	1915	54	C 100	638	Avq+	70%
Encl Frame Porch	1915	54	C 100	2,082	Avq+	70%
1,304 SFLA						Outbuilding Total
						8,438
Acpt Land		20,500	Accepted Bldg		46,300	Total
						66,800

Easton
Name: PALMER, WILLIE H.

Valuation Report

08/22/2016

Page 819

Map/Lot:

008-024-1

Account: 572 Card: 2 of 2

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/18/2015
Sale Price	77,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Agricultural
Reference 1 B2396P293

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1950	1680	D 100	23,975	Fair	40%	75%	100%	7.192
Pot.Hse (Old)	1940	1920	D 100	25,190	Poor	30%	75%	100%	5.668
Frame Shed	2015	288	D 100	3,306	Avq.	95%	100%	100%	3.141
1,304 SFLA									
						Outbuilding Total			16,001
Accpt Land			0	Accepted Bldg		16,000	Total		16,000

Easton
Name: PALMER, WILLIE H.

Valuation Report

08/22/2016
Page 820
008-024-1
FULLER ROAD

Account: 572
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,500	46,300	66,800	20,500	46,300	66,800
2	0	16,000	16,000	0	16,000	16,000
TOTAL	20,500	62,300	82,800	20,500	62,300	82,800

Easton
Name: PANGBURN, CHRISTOPHER A

Valuation Report

08/22/2016

Page 821

Map/Lot:

008-011-C

Account: 4 Card: 1 of 1

Location:

108 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4405P287

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Astro M/H	1990	14X72	B 100	29.261	Avq.	25%	100%	100%	7,315
Wood Deck	1998	60	D 100	450	Avq.	87%	100%	100%	392
Frame Shed	2004								1,200
Frame Garage	2001	832	C 100	15,257	Avq.	88%	100%	100%	13,426
1,008 SFLA									22,333

Outbuilding Total

Acpt Land

17,000

Accepted Bldg

22,300

Total

39,300

Easton

Valuation Report

08/22/2016

Name: PANGBURN, CHRISTOPHER A

Page 822

TOMPKINS, DALE W

Map/Lot:

001-029

Account: 373 Card: 1 of 1

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B4784P157

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
80.00	Acres-Rear Land (All)	500.00	40,000	100%		40,000
Total Acres 80.00				Land Total		40,000
Accpt Land	40,000	Accepted Bldg	0	Total		40,000

Easton

Valuation Report

08/22/2016

Name: PANGBURN, CHRISTOPHER A

Page 823

TOMPKINS, DALE W

JT

Map/Lot:

001-028

Account: 374 Card: 1 of 2

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Date 06/01/2005

Sale Price 60,000

Sale Type Land & Buildings

Financing Conventional

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B4784P157

Reference 2
 Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
85.50	Acres-Rear Land (All)	500.00	42,750	100%		42,750
2.00	# -Lot Improvement	7,500.00	15,000	100%		15,000
Total Acres 86.50						Land Total 67,250

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	890 Sqft	Grade D 110	Base	50,817
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-337
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Fair	Inadeq.	50,480
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		40%	48%	100%
						9,692
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
One Story Frame	1870	90	D 110	3,842	Fair	40%
Frame Shed	1870	168	D 110	2,121	Fair	40%
1,425 SFLA						
Outbuilding Total						1,416

Acpt Land

67,300

Accepted Bldg

11,100

Total

78,400

Easton

Valuation Report

08/22/2016

Name: PANGBURN, CHRISTOPHER A

Page 824

TOMPKINS, DALE W

JT

Map/Lot:

001-028

Account: 374 Card: 2 of 2

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/2005

Sale Price 60,000

Sale Type Land & Buildings

Financing Conventional

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

CLASS Mobile Home

Reference 1 B4144P165

Reference 2

Tran/Land/Bldg 3 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Titan M/H	1987	14X70	C 100	25,169	Avq.	25%	100%	100%	6,292
Wood Deck	2010	48	C 100	461	Avq.	93%	100%	100%	429
Frame Shed	1987								250
2,405 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									6,971

Accpt Land

0

Accepted Bldg

7,000

Total

7,000

Easton

Valuation Report

08/22/2016

Name: PANGBURN, CHRISTOPHER A

Page 825

TOMPKINS, DALE W

JT

Map/Lot:

001-028

Account: 374

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	67,300	11,100	78,400	67,300	11,100	78,400
2	0	7,000	7,000	0	7,000	7,000
TOTAL	67,300	18,100	85,400	67,300	18,100	85,400

Easton
Name: PANGBURN, STEPHEN & MIA

Valuation Report

08/22/2016

Page 826

Map/Lot:

008-020-003

Account: 573 Card: 1 of 1

Location:

172 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3363P039 B4831P041

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
12.67	Acres-Rear Land (All)	500.00	6,335	100%		6,335
2,500	\$/SF -Pavement	2.50	6,250	100%		6,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 13.67 Land Total						29,585

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,075 Sqft	Grade A 100	Base	114,325
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	119,575
Functional Obsolescence						Value(Rcnld)
None		None		Phys. %	Func. % Econ. %	104,030

Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
1SFr Overhang	1999	40	A 100	2,839	Avq.	87%	100%	100%		2,470
Wood Deck	2002	107	A 100	1,337	Avq.	89%	100%	100%		1,190
1 Story Basement	1999	341	A 100	30,249	Avq.	87%	100%	100%		26,317
Open Frame Porch	2002	194	A 100	5,542	Avq.	89%	100%	100%		4,932
Frame BSMT Entry	1999	30	A 100	1,583	Avq.	87%	100%	100%		1,377
Frame Garage	2001	860	A 100	23,577	Avq.	88%	85%	100%		17,636
Frame Shed	1999			---- S O U N D V A L U E ----						1,000
2,190 SFLA									Outbuilding Total	54,922

Acpt Land	29,600	Accepted Bldg	159,000	Total	188,600
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Easton
Name: PANGBURN, STEVE

Valuation Report

08/22/2016

Page 827

Map/Lot:

007-003-E

Account: 869 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Commercial
Topography Rolling
Utilities Drilled Well
Street Paved

CLASS Commercial

Reference 1 B4611P189

Reference 2

Tran/Land/Bldg 1 2 43

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 2.00						Land Total 22,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Garage	2008	2400	C 100	41.107	Avq.	92%	75% 100%	28,364
Outbuilding Total								28,364

Accpt Land

22,900

Accepted Bldg

28,400

Total

51,300

Easton

Valuation Report

08/22/2016

Name: PARLIN, LEIGHTON J

Page 828

TOMPKINS, GLENNA

Map/Lot:

008-020-002

Account: 1031 Card: 1 of 1

Location:

140 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B3139P040

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.69	Acres-Rear Land (All)	500.00	845	100%		845
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.69					Land Total	17,845

Dwelling Description

Replacement Cost New

Gambrel	One & 3/4 Story	1,178 Sqft	Grade C 110	Base	85,196
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-2,727
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	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	2004	Typical	Typical	Very Good	Typical	84,779
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	98%	100%	66,467	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	2001	192	C 110	2,010	Avq.	88%	100%	100%	1,769
One Story Frame	1920	320	C 110	16,653	V.G.	80%	98%	100%	13,056
2S Encl Fr Porch	1920	240	C 110	10,425	V.G.	80%	100%	100%	8,340
Frame Garage	2001	1088	C 110	21,424	Avq.	88%	75%	100%	14,140
Canopy	2006	181	C 110	1,895	Avq.	91%	100%	100%	1,724
2,382 SFLA									39,029

Outbuilding Total

Acpt Land

17,800

Accepted Bldg

105,500

Total

123,300

Easton

Valuation Report

08/22/2016

Name: PATTEE PAGE POST #187 AMERICAN LEGION

Page 829

Map/Lot:

018-014

Account: 609

Card: 1 of 1

Location:

ROUTE 10

OFF

Neighborhood 11 Comm./Ind.

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

CLASS Institutional

Reference 1

Reference 2

Tran/Land/Bldg 1 7 77

Recertified Date 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	9,500.00	3,291	200%	Environmen	6,582
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.12						Land Total 14,082

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Fraternal Bldg/0	1950	1500	D 100	157,469	Avq-	50%	100%	100%		78,734
Frame BSMT Entry	1950	45	C 100	1,301	Avq-	50%	100%	100%		650
Encl Frame Porch	1950	49	E 100	983	Avq-	50%	100%	100%		492
49 SFLA										Outbuilding Total 79,876

Acpt Land

14,100

Accepted Bldg

79,900

Total

94,000

Easton
Name: PATTERSON, KORRIN

Valuation Report

08/22/2016

Page 830

Map/Lot:

001-014-A

Account: 608 Card: 1 of 2

Location: 245 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 04/03/2014
Sale Price 52,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

CLASS Residential
Reference 1 B5288P0098

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 40.00 Land Total						36,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	814 Sqft	Grade D 115	Base	56,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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	Partial			Insulation	-322
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1881	0	Typical	Typical	Above Average	Typical	54,887			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	38,421		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1881	182	D 115	4,726	Avq+	70%	100%	100%	3,308
One Story Frame	1881	162	D 115	7,227	Avq+	70%	100%	100%	5,059
1,565 SFLA									
Outbuilding Total									8,367

Acpt Land

36,500

Accepted Bldg

46,800

Total

83,300

Easton
Name: PATTERSON, KORRIN

Valuation Report

08/22/2016

Page 831

Map/Lot:

001-014-A

Location:

WEST RIDGE ROAD

Account: 608 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/03/2014
Sale Price	52,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B3857P136

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1997	4200	D 100	60,916	Fair	62%	75%	100%	28,326
Frame Shed	1881			----	S O U N D	V A L U E	----		50
1,565 SFLA								Outbuilding Total	28,376
Accpt Land			0	Accepted Bldg		28,400	Total		28,400

Easton
Name: PATTERSON, KORRIN

Valuation Report

08/22/2016

Page 832

Map/Lot:

001-014-A

Account: 608

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	36,500	46,800	83,300	36,500	46,800	83,300
2	0	28,400	28,400	0	28,400	28,400
TOTAL	36,500	75,200	111,700	36,500	75,200	111,700

Easton
Name: PATTERSON, PATRICK T

Valuation Report

08/22/2016

Page 833

Map/Lot:

020-008

Account: 119 Card: 1 of 1

Location:

300 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4795P050

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	9,500.00	5,539	100%		5,539
1.120	\$/SF -Pavement	2.50	2,800	60%	Condition	1,680
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.34			Land Total			14,719

Dwelling Description

Replacement Cost New

Conventional	One Story	858 Sqft	Grade D 110	Base	40,663
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,344
Heating	100% Hot Water	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	
1935	0	Typical	Typical	Above Average	Typical	43,007	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	30,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	144	C 100	1,160	Avq.	86%	100%	100%	998
Wood Deck	1984	60	C 100	549	Avq.	80%	100%	100%	439
Frame Garage	1962	480	D 110	8,528	Avq.	69%	100%	100%	5,884
Frame Shed	2011	432	D 110	5,456	Avq.	93%	80%	100%	4,059
858 SFLA									
Outbuilding Total									11,380

Acpt Land

14,700

Accepted Bldg

41,500 **Total**

56,200

Easton
Name: PATTERSON, WAYNE

Valuation Report

08/22/2016

Page 834

Map/Lot:

001-014

Location:

WEST RIDGE ROAD

Account: 611 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/1996
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3857P136

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
51.00	Acres-Rear Land (All)	500.00	25,500	100%		25,500
Total Acres 52.00					Land Total	35,000

Accpt Land	35,000	Accepted Bldg	0	Total	35,000
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Easton
Name: PEERS, DALE W & MARY E

Valuation Report

08/22/2016

Page 835

Map/Lot:

010-020-A

Account: 614 Card: 1 of 1

Location:

762 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 10/25/2011
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 P3427P123 B4991P153
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.20	Acres-Rear Land (All)	500.00	1,100	100%		1,100
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.20						Land Total 18,100

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	690 Sqft	Grade C 115	Base	65,506
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,610
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	Typical	Typical	Good	Typical	67,116	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	98%	100%	49,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1880	12	C 115	1,005	Good	75%	98%	100%	739
Open Frame Porch	2006	252	C 115	5,404	Avq.	91%	100%	100%	4,918
Wood Deck	2006	252	C 115	2,239	Avq.	91%	100%	100%	2,037
1 & 1/2 Story Fr	1880	576	C 115	45,441	Good	75%	98%	100%	33,399
Open Frame Porch	1960	108	C 115	2,538	Good	75%	100%	100%	1,904
Encl Frame Porch	1960	276	C 115	8,238	Good	75%	98%	100%	6,054
2,360 SFLA									Outbuilding Total 49,051

Acpt Land

18,100

Accepted Bldg

98,400

Total

116,500

Easton

Valuation Report

08/22/2016

Name: PEERS, EDWARD C

Page 836

THOMAS, SANDRA K

JT

Map/Lot:

001-027

Account: 613 Card: 1 of 2

Location:

BANGOR RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B3477P147 B4289P300
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
46.00	Acres-Rear Land (All)	500.00	23,000	100%		23,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 47.00					Land Total	40,000

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	480 Sqft	Grade D 110	Base	37,432
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-436
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Inadeq.	36,996
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	95%	100%	14,058	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	1950	300	D 110	12,802 Fair	40% 100% 100%	5,121
Encl Frame Porch	1900	240	D 110	5,719 Fair	40% 95% 100%	2,174
Open Frame Porch	1900	28	D 110	740 Fair	40% 95% 100%	281
Unfinished Attic	1900	120	D 110	2,383 Fair	40% 95% 100%	905
One Story Frame	1900	120	D 110	5,122 Fair	40% 95% 100%	1,947
Unfinished Attic	1900	764	D 110	4,336 Fair	40% 80% 100%	1,387
Frame Garage	1900	764	D 110	12,750 Fair	40% 80% 100%	4,080
1,380 SFLA					Outbuilding Total	15,895

Acpt Land

40,000

Accepted Bldg

30,000

Total

70,000

Name: PEERS, EDWARD C
THOMAS, SANDRA K

Valuation Report

08/22/2016

Page 837

JT

Map/Lot:

001-027

Account: 613 Card: 2 of 2

Location:

BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use	Residential
Topography	LevelRolling
Utilities	
Street	Paved

CLASS	Agricultural
Reference 1	B3477P147

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
--------------	---------------	---

Outbuildings/Additions/Improvements

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1940			---	S	O	U	N	1,250
1,380 SFLA									
Outbuilding Total									1,250
Acpt Land			0	Accepted Bldg			1,300	Total	1,300

Easton

Valuation Report

08/22/2016

Name: PEERS, EDWARD C
THOMAS, SANDRA K

JT

Map/Lot:

Page 838

001-027

Account: 613

Location:

BANGOR ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,000	30,000	70,000	40,000	30,000	70,000
2	0	1,300	1,300	0	1,300	1,300
TOTAL	40,000	31,300	71,300	40,000	31,300	71,300

Easton

Valuation Report

08/22/2016

Name: PELFREY, HEIRS OF JESSE R

Page 839

PELFREY, JEANE E

Map/Lot:

018-054

Account: 616 Card: 1 of 1

Location:

26 STATION ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities Dug WellSeptic System
 Street Paved

CLASS Residential
 Reference 1 B1041P373
 Reference 2 M2741P125 OOE2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	9,500.00	7,600	100%		7,600
500	\$/SF -Pavement	2.50	1,250	100%		1,250
1.00	# -Lot Improvement	7,500.00	7,500	85%	Fract. Sha	6,375
Total Acres 0.64					Land Total	15,225

Dwelling Description

Replacement Cost New

Conventional	One Story	560 Sqft	Grade D 115	Base	34,203
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,120
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-148
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Above Average	Typical	35,175
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	24,622	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	64	D 115	2,180	Avq.	73%	100%	100%	1,591
Frame Garage	1970	440	D 115	8,294	Avq.	73%	95%	100%	5,752
624 SFLA									
Outbuilding Total									7,343

Acpt Land

15,200

Accepted Bldg

32,000

Total

47,200

Easton

Valuation Report

08/22/2016

Name: PELKEY, LAWRENCE

Page 840

PELKEY, LINDA D

JT

Map/Lot:

007-059-A

Account: 544

Card: 1 of 1

Location:

699 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Date 11/01/1999

Zoning/Use Residential
Topography RollingAbove Street

Sale Price 41,000

Utilities Drilled WellSeptic System

Sale Type Land & Buildings

Street Paved

Financing Unknown

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B3389P301 B3394P006

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 14 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.06	Acres-Rear Land (All)	500.00	30	100%		30
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.06						Land Total 17,030

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	816 Sqft	Grade D 110	Base	56,151
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Above Average	Typical	55,252
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	95%	100%	37,267	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Wood Deck	2003	120	C 100	986 Avq.	89% 100% 100%	878
1 Story Basement	1948	21	D 110	1,120 Avq+	71% 95% 100%	755
Encl Frame Porch	1948	192	D 110	4,728 Avq+	71% 95% 100%	3,189
Open Frame Porch	1948	28	D 110	740 Avq+	71% 95% 100%	499
Frame Shed	1948			---- S O U N D V A L U E ----		250
Frame Shed	1948			---- S O U N D V A L U E ----		250
Frame Shed	1948			---- S O U N D V A L U E ----		600
1.25 S-Gar	1948	552	C 100	10,918 Avq.	62% 100% 100%	6,769
1,620 SFLA						
Outbuilding Total					13,190	

Acpt Land

17,000

Accepted Bldg

50,500

Total

67,500

Easton

Valuation Report

08/22/2016

Name: PELLETIER, BEATRICE B HEIRS OF

Page 841

C/O COLLEEN MCZORN

Map/Lot:

007-045-A

Account: 615 Card: 1 of 1

Location:

29 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1382P216 B3610P249
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	9,500.00	8,497	100%		8,497
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.80					Land Total	15,997

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	330 Sqft	Grade D 100	Base	32,864
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-4,466
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-909
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-114
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1932	0	Typical	Typical	Fair	Typical	27,375			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Damage	None	40%	50%	100%	5,475				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1932	198	D 100	7,681	Fair	40%	50%	100%	1,536
One Story Frame	1932	240	D 100	9,311	Fair	40%	50%	100%	1,862
Frame Shed	1932			----- SOUND VALUE -----				100	
Frame Shed	1994			----- SOUND VALUE -----				400	
933 SFLA									3,898
Acpt Land		16,000		Accepted Bldg		9,400		Total	25,400

Map/Lot:

007-051

Account: 56 Card: 1 of 1

Location:

77 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date	09/09/2013
Sale Price	8,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS	Mobile Home
Reference 1	B5230P118
Reference 2	M2496P170 M2535P174
Tran/Land/Bldg	1 1 9
Recertified Date	0 Y Coordinate
Exemption(s)	Land Survey

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	85%		6,375
Total Acres 1.00					Land Total	15,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Holly Park M/H	1987	14X66	B 100	27,281	Avq-	20%	25%	100%	1,364
Encl Frame Porch	1982	128	D 100	3,096	Avq-	66%	100%	100%	2,043
Wood Deck	2010	36	C 100	374	Avq.	93%	100%	100%	348
Frame Shed	1980								
----- S O U N D V A L U E -----									300
1,052 SFLA								Outbuilding Total	4,055

Accpt Land

15,900

Accepted Bldg

4,100

Total

20,000

Easton

Valuation Report

08/22/2016

Name: PELLETIER, MATTHEW M

Page 843

PELLETIER, CHANTAL M

JT

Map/Lot:

004-020-N

Account: 1073 Card: 1 of 1

Location:

35 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B3876P116

Reference 2

Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade C 105	Base	70,993
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,491
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,675
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,429
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	77,588
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	69,053	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame BSMT Entry	2003	63	C 105	1,678	Avq.	89%	100%	100%	1,493
Wood Deck	2007	312	B 100	2,908	Avq.	91%	100%	100%	2,646
One Story Frame	2012	264	C 105	13,114	Avq.	94%	100%	100%	12,327
Open Frame Porch	2012	96	C 105	2,098	Avq.	94%	100%	100%	1,972
Frame Garage	2012	1316	C 105	24,398	Avq.	94%	60%	100%	13,760
1,884 SFLA									32,198

Outbuilding Total

Acpt Land

17,500

Accepted Bldg

101,300

Total

118,800

Easton
Name: PENDEXTER, ANDREW W

Valuation Report

08/22/2016

Page 844

Map/Lot:

019-026

Account: 619 Card: 1 of 1

Location:

6 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2014P252

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	9,500.00	5,933	90%	Topoqraphy	5,339
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.39 Land Total						12,839

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	624 Sqft	Grade D 110	Base	46,815
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-236
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	Typical	Typical	Below Average	Typical	45,797	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	95%	100%	21,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	1890	288	D 110	2,893	Avq-	50%	95%	100%	1,374
One Story Frame	1890	288	D 110	12,289	Avq-	50%	95%	100%	5,837
Unfinished Attic	1890	320	D 110	2,990	Avq-	50%	80%	100%	1,196
Frame Shed	1890	320	D 110	4,041	Avq-	50%	80%	100%	1,616
1,224 SFLA									
Outbuilding Total									10,023

Acpt Land

12,800

Accepted Bldg

31,800

Total

44,600

Easton
Name: PERKINS, MATTHEW A

Valuation Report

08/22/2016

Page 845

Map/Lot:

001-010-A

Account: 93 Card: 1 of 1

Location:

296 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/1999
Sale Price	10,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B5275P211

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00 Land Total						17,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Darian M/H	1970	12X60	C 100	19.084	Poor	10%	85%	100%	1,622
Encl Frame Porch	1989	208	E 100	2,804	Fair	52%	50%	100%	729
Open Frame Porch	1989	64	E 100	721	Fair	52%	50%	100%	188
Frame Shed	1989	64	E 100	448	Fair	52%	50%	100%	116
One Story Frame	1988	168	E 100	3,974	Fair	50%	50%	100%	994
One Story Frame	1970	40	E 100	946	Fair	40%	50%	100%	189
Outbuilding Total									3,838

1,136 SFLA

Acpt Land

17,000

Accepted Bldg

3,800

Total

20,800

Easton
Name: PERRO HOLDINGS LLC

Valuation Report

08/22/2016

Page 846

Map/Lot:

014-009

Account: 453 Card: 1 of 1

Location:

378 STATION ROAD

Neighborhood 11 Comm./Ind.

Sale Data	
Sale Date	08/01/1998
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4866P265

Reference 2
Tran/Land/Bldg 1 1 23

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	200%	Environmen	19,000
9.000	\$/SF -Pavement	2.50	22,500	100%		22,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
0.16	Acres-Rear Land (All)	500.00	80	100%		80
Total Acres 1.16						Land Total 49,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Store/Shop /0	1900	1152	E 100	191.677	Avg.	60%	75%	100%	86,254
Walk-In Cooler	2006	220	D 100	10.363	Avg.	90%	100%	100%	9,327
Frame BSMT Entrv	1900	70	D 100	1.406	Good	75%	100%	100%	1,054
Unfin Basement	1900	945	C 100	11.176	Avg.	60%	100%	100%	6,706
Frame Garage	1955	660	C 100	12.421	Avg.	65%	100%	100%	8,074
Canopy	0								100

----- S O U N D V A L U E -----

Outbuilding Total 111,515

Acpt Land	49,100	Accepted Bldg	111,500	Total	160,600
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Easton
Name: PERRY, ALEXANDER J

Valuation Report

08/22/2016

Page 847

Map/Lot:

018-040

Account: 114 Card: 1 of 1

Location:

62 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5112P040

Reference 2
Tran/Land/Bldg 1 1 2

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	9,500.00	6,008	100%		6,008
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.40 Land Total						13,508

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	954 Sqft	Grade D 115	Base	62,071
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,027
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-378
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	Typical	Typical	Below Average	Typical	63,306	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	100%	100%	31,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Shed	1880	320	D 115	6,611	Avq-	50%	80%	100%	2,645
Open Frame Porch	1880	256	D 115	4,498	Avq-	50%	100%	100%	2,249
Frame Bay Window	1880	21	D 115	1,441	Avq-	50%	100%	100%	720
Open Frame Porch	1880	132	D 115	2,473	Avq-	50%	100%	100%	1,236
Frame Bay Window	1880	21	D 115	1,441	Avq-	50%	100%	100%	720
Frame Garage	1880	868	C 100	15,850	Avq.	60%	100%	100%	9,510
1,473 SFLA									
Outbuilding Total									17,080

Acpt Land

13,500

Accepted Bldg

48,700

Total

62,200

Easton

Valuation Report

08/22/2016

Name: PERRY, VON L

Page 848

PERRY, ROXANNE D

Map/Lot:

007-031

Account: 623 Card: 1 of 1

Location:

181 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1768P274 B4083P292 B5178P159
 Reference 2 M2493P312
 Tran/Land/Bldg 1 1 9
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
38.00	Acres-Rear Land (All)	500.00	19,000	75%	Topography	14,250
10.00	Acres-Tillable	1,000.00	10,000	100%		10,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 58.00						Land Total 45,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pine Grove M/H	1992	24X56	B 100	58,725	Avq.	25%	100%	100%		14,681
Concrete Pad /CF	1992	1344	C 100	5,486	Avq.	82%	100%	100%		4,499
Wood Deck	2003	160	C 100	1,277	Avq.	89%	100%	100%		1,137
Frame Shed	2011	400	C 100	5,600	Avq.	93%	100%	100%		5,208
Canopy	2011	120	C 100	1,142	Avq.	93%	100%	100%		1,062
Barn	1984	900	E 100	9,719	Avq.	80%	100%	100%		7,775
Frame Shed	1972			----- SOUND VALUE -----						300
1,344 SFLA										Outbuilding Total 34,662

Accpt Land

45,800

Accepted Bldg

34,700

Total

80,500

Easton

Valuation Report

08/22/2016

Name: PERRY, VON L

Page 849

PERRY, ROXANNE D

Map/Lot:

007-031-001

Account: 1084 Card: 1 of 1

Location:

RICHARDSON RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/25/2008

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 Paved

CLASS Residential

Reference 1 B5178P159

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Rear Land (All)	500.00	500	100%		500
Total Acres 1.00				Land Total		500

Accpt Land

500

Accepted Bldg

0

Total

500

Easton
Name: PHILBRICK, FREDERICK H

Valuation Report

08/22/2016

Page 850

Map/Lot:

005-030

Account: 558 Card: 1 of 1

Location:

222 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4287P091

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	9,500.00	4,750	100%		4,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.25 Land Total						12,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	1974	12X56	C 100	18,088	Fair	15%	85%	100%	2,306
Wood Deck	1997	42	D 100	343	Avq.	86%	100%	100%	295
Frame Shed	1974								100
672 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									2,701

Accpt Land

12,300

Accepted Bldg

2,700

Total

15,000

Easton
Name: PHILBROOK, MARCUS & VONDA

Valuation Report
JT

08/22/2016

Page 851

Map/Lot:

019-021

Account: 333 Card: 1 of 1

Location:

145 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/01/1996
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B4518P227

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50						14,218

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Holly Park M/H	1970	12X56	B 100	20,556	Avq-	20%	85%	100%	3,495
Wood Deck	1975	25	D 100	241	Avq-	61%	100%	100%	147
Frame Shed	1996	216	D 100	2,480	Avq.	86%	100%	100%	2,133
672 SFLA						Outbuilding Total			5,775

Accpt Land	14,200	Accepted Bldg	5,800	Total	20,000
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Easton
Name: PHILBROOK, MARCUS H & VONDA A

Valuation Report

08/22/2016

Page 852

Map/Lot:

020-002-A

Account: 628 Card: 1 of 1

Location:

227 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/12/2010
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B5207P307

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50 Land Total						14,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Marlette M/H	1977	12X58	B 100	21.121	Avq.	25%	85%	100%	4,488
One Story Frame	1989	528	D 100	20,483	Avq.	82%	100%	100%	16,796
Open Frame Porch	1989	168	D 100	2,661	Avq.	82%	100%	100%	2,182
Frame Garage	1970	480	E 100	4,726	Avq-	57%	100%	100%	2,694
1,224 SFLA Outbuilding Total									26,160

Acpt Land

14,200

Accepted Bldg

26,200

Total

40,400

Easton
Name: PINE TREE BAPTIST CHURCH

Valuation Report

08/22/2016

Page 853

Map/Lot:

007-062

Account: 630 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Institutional

Reference 1 B1178P221

Reference 2

Tran/Land/Bldg 1 7 71

Recertified Date 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	9,500.00	4,556	100%		4,556
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.23						Land Total 12,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Church /0	1930	1260	C 100	250,727	Avq.	60%	100%	100%	150,436
Church Fin.Bsmt.	1930	1260	C 100	45,672	Avq.	60%	100%	100%	27,403
One Story Frame	1930	420	C 100	19,870	Avq.	60%	100%	100%	11,922
Encl Frame Porch	1930	72	C 100	2,494	Avq.	60%	100%	100%	1,496
Encl Frame Porch	1997	150	C 100	4,280	Avq.	86%	100%	100%	3,681
Encl Frame Porch	1930	80	C 100	2,677	Avq.	60%	100%	100%	1,606
722 SFLA									Outbuilding Total 196,544

Accpt Land

12,100

Accepted Bldg

196,500

Total

208,600

Easton
Name: PINE TREE CEMETERY

Valuation Report

08/22/2016

Page 854

Map/Lot:

007-064

Account: 629 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B2586P156

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.03	Acres-Rear Land (All)	500.00	515	100%		515
Total Acres 2.03					Land Total	10,015

Accpt Land

10,000

Accepted Bldg

0

Total

10,000

Easton
Name: PLOURDE, JOYCE E

Valuation Report

08/22/2016

Page 855

Map/Lot:

013-002

Location:

STATION ROAD

Account: 196 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 05/20/2015
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Buyer
Validity Related Parties

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

CLASS Residential
Reference 1 B1298P315 B5450P313-319
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	9,500.00	8,810	100%		8,810
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.86						Land Total 16,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0			----	S O U N D		V A L U E	----		1,000
Outbuilding Total										1,000

Accpt Land

16,300

Accepted Bldg

1,000

Total

17,300

Valuation Report

08/22/2016

Page 856

Map/Lot:

007-029

Account: 706 Card: 1 of 1

Location:

RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3535P040

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
31.00	Acres-Rear Land (All)	500.00	15,500	100%		15,500
7.00	Acres-Wasteland	60.00	420	100%		420
15.00	Acres-Tillable	1,000.00	15,000	100%		15,000
2.00	# -Lot Improvement	7,500.00	15,000	100%		15,000
Total Acres 54.00 Land Total						55,420

Dwelling Description

Replacement Cost New

Ranch	One Story	1,260 Sqft	Grade D 110	Base	51,385
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,021
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,546
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-318
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Average	Typical	38,500
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						Value(Rcnld)
						29,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1978	160	D 110	2,020	Avq.	76%	80%	100%	1,228
Encl Frame Porch	1978	260	D 110	6,132	Avq.	76%	100%	100%	4,660
1.25 S-Gar	1978	1800	E 100	17,801	Avq.	77%	75%	100%	10,280
Frame Shed	1979	224	C 100	3,136	Avq.	76%	100%	100%	2,383
1,520 SFLA									
Outbuilding Total									18,551

Acpt Land

55,400

Accepted Bldg

47,800

Total

103,200

Easton
Name: PLOURDE, RAYMOND N

Valuation Report

08/22/2016

Page 857

Map/Lot:

007-018

Account: 620 Card: 1 of 1

Location:

252 STATION ROAD

Neighborhood 11 Comm./Ind.

Sale Data	
Sale Date	04/28/2008
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Commercial
Reference 1 B4576P079

Reference 2
Tran/Land/Bldg 1 2 25

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
3.07	Acres-Rear Land (All)	500.00	1,535	100%		1,535
800	\$/SF -Pavement	2.50	2,000	50%	Condition	1,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.07						Land Total 29,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Auto Service /0	1988	2975	D 100	257.692	Avq.	71%	75%	100%	137,221
One Story Frame	1988	225	D 100	8.728	Avq.	82%	100%	100%	7.157
Frame Shed	1988	856	D 100	9.827	Avq.	82%	80%	100%	6.446
Frame Garage	1999	1428	B 100	30.601	Avq.	87%	75%	100%	19.967
225 SFLA									Outbuilding Total 170,791

Acpt Land

29,000

Accepted Bldg

170,800

Total

199,800

Easton
Name: POOLE, ROXANNE R

Valuation Report

08/22/2016

Page 858

Map/Lot:

008-005

Account: 444 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3701P071 B3724P136 B4049P266
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Size/Shape	2,375
1.50	Acres-Rear Land (All)	500.00	750	100%		750
Total Acres 2.50			Land Total			3,125
Accpt Land		3,100	Accepted Bldg		0	Total
						3,100

Easton
Name: POOLE, ROXANNE R

Valuation Report

08/22/2016

Page 859

Map/Lot:

008-006-C

Account: 445 Card: 1 of 1

Location:

31 LAMOREAU ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 08/01/2002
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B3701P071 B3724P136 B4049P266
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.50	Acres-Rear Land (All)	500.00	1,250	100%		1,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.50						Land Total 18,250

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,272 Sqft	Grade C 110	Base	93,321
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,433
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	Floor & Stairs			Attic	2,183
FirePlaces	1			Fireplace	3,080
Insulation	Partial			Insulation	-784
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1864	0	Typical	Typical	Good	Typical	98,677			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	87%	100%	64,387				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1864	140	C 110	4,456	Good	75%	87%	100%	2,908
One Story Frame	1864	100	C 110	5,204	Good	75%	87%	100%	3,396
Open Frame Porch	1864	56	C 110	1,437	Good	75%	95%	100%	1,024
Frame Bay Window	1864	24	C 110	1,922	Good	75%	87%	100%	1,255
Frame Garage	1965	874	C 110	17,544	Good	75%	85%	100%	11,184
Frame Garage	1968	936	C 110	18,668	Good	75%	85%	100%	11,901
Two Story Frame	1864	96	C 110	9,225	Good	75%	87%	100%	6,020
3,000 SFLA						Outbuilding Total			37,688

Acpt Land

18,300

Accepted Bldg

102,100

Total

120,400

Easton
Name: PORTER FARMS, LLC

Valuation Report

08/22/2016

Page 860

Map/Lot:

004-021

Account: 822 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/12/2014

Sale Price 300,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Split/Assemblage

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

CLASS Mobile Home

Reference 1 B5348P0050

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
78.00	Acres-Tillable	1,000.00	78,000	100%		78,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 80.00			Land Total			95,500

Accpt Land

95,500

Accepted Bldg

0 **Total**

95,500

Easton
Name: PORTER FARMS, LLC

Valuation Report

08/22/2016

Page 861

Map/Lot:

004-001-A

Account: 936 Card: 1 of 2

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level
Utilities
Street Street Surface

Reference 1 B5426P60

Reference 2

Tran/Land/Bldg 0 5 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	9,500.00	9,500	100%		9,500
0.46	Acres-Rear Land (All)	500.00	230	100%		230
Total Acres 1.46					Land Total	9,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pot.Hse (Ons) /0	1972	5640	C 100	101.520	Good	75%	75%	100%		57,105
							Outbuilding Total			57,105

Accpt Land

9,700

Accepted Bldg

57,100

Total

66,800

Easton
Name: PORTER FARMS, LLC

Valuation Report

08/22/2016

Page 862

Map/Lot:

004-001-A

Account: 936 Card: 2 of 2

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level

Utilities

Street Street Surface

Reference 1 B5426P60

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Ons) /0	1989	6240	C 100	112,320	Good	75%	75%	100%	63,180
Outbuilding Total									63,180
Accpt Land			0	Accepted Bldg			63,200	Total	63,200

Easton
Name: PORTER FARMS, LLC

Valuation Report

08/22/2016

Page 863

Map/Lot:

004-001-A

Account: 936

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	9,700	57,100	66,800	9,700	57,100	66,800
2	0	63,200	63,200	0	63,200	63,200
TOTAL	9,700	120,300	130,000	9,700	120,300	130,000

Easton

Valuation Report

08/22/2016

Name: PORTLAND CELLULAR PARTNERSHIP

Page 864

DBA VERIZON WIRELESS

Map/Lot:

005-005-ON-2

Account: 863 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography LevelRolling

Utilities

Street Paved

CLASS Mobile Home

Reference 1 CELL TOWER

Reference 2

Tran/Land/Bldg 1 2 79

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Self Support /LF	2014	99	C 100	101,957	Avq.	94%	100%	100%	95,840
C-L Fencing /LF	2014	304	C 100	3,040	Avq.	94%	100%	100%	2,858
Frame Shed	2014	350	AA100	8,820	Avq.	95%	100%	100%	8,379
Outbuilding Total									107,077
Accpt Land			0	Accepted Bldg			107,100	Total	107,100

Easton
Name: POTTER, STEPHANIE A

Valuation Report

08/22/2016

Page 865

Map/Lot:

004-033-A-012

Account: 977 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1994 14X56 COLONY

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Keystone M/H	1994	14X56	C 100	21,104	Avq.	25%	100%	100%	5,276
Open Frame Porch	1994	40	D 100	843	Avq.	85%	100%	100%	717
Frame Shed	1994								300
----- S O U N D V A L U E -----									
784 SFLA						Outbuilding Total			6,293
Accpt Land			0	Accepted Bldg			6,300	Total	6,300

Easton
Name: PRESTWOOD, MARK

Valuation Report

08/22/2016

Page 866

Map/Lot:

001-032-A

Location:

BANGOR RD

Account: 386 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/20/2015
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1 B5398P0054

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
9.68	Acres-Rear Land (All)	500.00	4,840	100%		4,840
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 10.68						Land Total 21,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	2015									25,000
----- S O U N D V A L U E -----										25,000
Outbuilding Total										25,000

Accpt Land	21,800	Accepted Bldg	25,000	Total	46,800
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Easton
Name: QUINT, CHRISTINA M.

Valuation Report

08/22/2016

Page 867

Map/Lot:

020-002

Account: 222 Card: 1 of 1

Location:

2 BANGOR RD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 10/02/2014
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

CLASS Residential
Reference 1 B5357P0001

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	9,500.00	6,582	100%		6,582
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.48						Land Total 14,082

Dwelling Description

Replacement Cost New

Conventional	One Story	704 Sqft	Grade D 110	Base	36,556
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,051
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-178
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Good	Typical	40,429
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value(Rcnld)
						30,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	176	D 110	4,397	Good	75%	100%	100%	3,298
Wood Deck	1940	49	D 110	422	Good	75%	100%	100%	316
Frame Shed	1940			- - - - S O U N D V A L U E - - - -				250	
Encl Frame Porch	1940	42	D 110	1,630	Good	75%	100%	100%	1,222
922 SFLA									Outbuilding Total 5,086

Acpt Land

14,100

Accepted Bldg

35,400 Total

49,500

Easton
Name: RACE, BYRON

Valuation Report

08/22/2016

Page 868

Map/Lot:

008-050

Account: 819 Card: 1 of 1

Location:

87 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 03/01/2006
Sale Price 9,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B4252P026
Reference 2 LOT 10 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.07						Land Total 17,535

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	784 Sqft	Grade C 105	Base	61,252
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,470
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2012	0	Typical	Typical	Average	Typical	62,722	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	58,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2012	64	B 100	706	Avq.	94%	100%	100%	664
Wood Deck	2012	320	C 105	2,564	Avq.	94%	100%	100%	2,410
Frame Garage	2012	1008	C 100	18,159	Avq.	94%	75%	100%	12,802
Frame Shed	2012	144	C 100	2,016	Avq.	94%	100%	100%	1,895
1,176 SFLA									
Outbuilding Total									17,771

Acpt Land

17,500

Accepted Bldg

76,700

Total

94,200

Easton
Name: RACE, BYRON A

Valuation Report

08/22/2016

Page 869

Map/Lot:

008-048

Location:

FULLER ROAD

Account: 771 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/16/2010
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4853P031
Reference 2 LOT 8 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07				Land Total		10,035
Acpt Land		10,000	Accepted Bldg	0	Total	10,000

Easton
Name: RACE, BYRON A

Valuation Report

08/22/2016

Page 870

Map/Lot:

008-051

Location:

FULLER ROAD

Account: 843 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/16/2010
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4853P031
Reference 2 LOT 11 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07				Land Total		10,035
Acpt Land		10,000	Accepted Bldg	0	Total	10,000

Easton
Name: RACE, BYRON A

Valuation Report

08/22/2016

Page 871

Map/Lot:

008-060-A

Location:

FULER RD

Account: 1100 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/15/2012
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5095P345

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
5.38	Acres-Rear Land (All)	500.00	2,690	100%		2,690
Total Acres 6.38					Land Total	12,190

Accpt Land	12,200	Accepted Bldg	0	Total	12,200
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Easton

Valuation Report

08/22/2016

Name: RATTRAY, EDWIN C

Page 872

RATTRAY, ALTA E

Map/Lot:

004-031

Account: 636

Card: 1 of 1

Location:

90 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B0822P1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.25	Acres-Rear Land (All)	500.00	125	100%		125
1.700	\$/SF -Pavement	2.50	4,250	100%		4,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.25 Land Total						21,375

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 105	Base	49,012
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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
1961	0	Typical	Typical	Good	Typical	49,012
Functional Obsolescence						Value(Rcnld)
None		None		80%	100%	39,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1965	650	C 105	12,869	Good	81%	90%	100%		9,382
Frame Shed	1961									500
----- S O U N D V A L U E -----										
912 SFLA										9,882

Outbuilding Total

Acpt Land

21,400

Accepted Bldg

49,100

Total

70,500

Easton
Name: RAYMOND, DANA R & PAULA M

Valuation Report

08/22/2016

Page 873

Map/Lot:

004-020-I

Account: 101 Card: 1 of 1

Location:

42 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4531P274
Reference 2

Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 12/14/2007
Sale Price 155,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.11	Acres-Rear Land (All)	500.00	55	100%		55
2,320	\$/SF -Pavement	2.50	5,800	100%		5,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.11 Land Total						22,855

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	65,397
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,575
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	77,052
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 91%	Func. % 100%	70,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2007	140	C 110	1,244	Avq.	91%	100%	100%		1,132
Patio	2008	240	C 110	1,577	Avq.	92%	100%	100%		1,451
Frame Shed	2007									1,000
1,344 SFLA										3,583

----- S O U N D V A L U E -----

Outbuilding Total

Acctpt Land

22,900

Accepted Bldg

73,700

Total

96,600

Easton
Name: REMMINGTON, HEATHER L

Valuation Report

08/22/2016

Page 874

Map/Lot:

010-001-A

Account: 691 Card: 1 of 2

Location:

CONANT ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 05/04/2011
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

CLASS Residential
Reference 1 B5166P309 B5179P241
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	9,500.00	8,227	100%		8,227
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.75						15,727

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	590 Sqft	Grade D 110	Base	47,592
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-261
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1900	0	Old Type	Old Type	Fair	Inadeq.	46,569					
Functional Obsolescence											
Incomplete											
Economic Obsolescence											
None											
Phys. %											
40%											
Func. %											
71%											
Econ. %											
100%											
Value(Rcnld)						13,226					
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
One Story Frame	1900	408	D 110	17,410	Fair	40%	71%	100%	4,944		
1,440 SFLA											
Outbuilding Total									4,944		
Acpt Land						15,700	Accepted Bldg		18,200	Total	33,900

Easton
Name: REMMINGTON, HEATHER L

Valuation Report

08/22/2016

Page 875

Map/Lot:

010-001-A

Location:

CONANT ROAD

Account: 691 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 05/04/2011
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

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

CLASS Agricultural
Reference 1 B1270P188

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Barn	1900	400	D 100	9,126	Fair	40%	50%	100%		1,825
1,440 SFLA										1,825
Accpt Land			0	Accepted Bldg		1,800	Total			1,800

Easton
Name: REMMINGTON, HEATHER L

Valuation Report

08/22/2016
Page 876
010-001-A
CONANT ROAD

Account: 691

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	15,700	18,200	33,900	15,700	18,200	33,900
2	0	1,800	1,800	0	1,800	1,800
TOTAL	15,700	20,000	35,700	15,700	20,000	35,700

Easton

Valuation Report

08/22/2016

Name: RHOADES, GEORGE W

Page 877

RHOADES, KAY A

Map/Lot:

023-012

Account: 644 Card: 1 of 1

Location:

129 PERRY DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B2338P286

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
1.700	\$/SF -Pavement	2.50	4,250	100%		4,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.40 Land Total						21,450

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 105	Base	54,600
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,882
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	58,687
Functional Obsolescence						
None						
Economic Obsolescence						
None						
Phys. %						
83%						
Func. %						
100%						
Econ. %						
100%						
Value(Rcnld)						48,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1992	192	C 105	1,585	Avq.	84%	100%	100%		1,331
Wood Deck	1992	20	C 105	271	Avq.	84%	100%	100%		228
Outbuilding Total										1,559

Acpt Land

21,500

Accepted Bldg

50,300 Total

71,800

Easton

Valuation Report

08/22/2016

Name: RICHARDSON, KEITH A

Page 878

RICHARDSON, ESTHER T

Map/Lot:

004-057-B

Account: 647 Card: 1 of 1

Location:

32 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1734P247
 Reference 2 M1734P249 M2712P104
 Tran/Land/Bldg 3 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.00					Land Total	19,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	918 Sqft	Grade C 105	Base	72,813
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,470
Attic	Floor & Stairs			Attic	1,668
FirePlaces	1			Fireplace	2,940
Insulation	Partial			Insulation	-540
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Typical	Typical	Good	Typical	78,351
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	59,547	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Open Frame Porch	1949	32	C 105	935 Good	76% 100% 100%	711
Wood Deck	2011	192	C 105	1,585 Avq.	93% 100% 100%	1,474
One Story Frame	2011	360	C 105	17,882 Avq.	93% 100% 100%	16,630
Open Frame Porch	2011	144	C 105	2,970 Avq.	93% 100% 100%	2,762
Frame Shed	2011			----	S O U N D V A L U E ----	1,000
2,196 SFLA					Outbuilding Total	22,577
Acpt Land		19,000	Accepted Bldg		82,100 Total	101,100

Easton

Valuation Report

08/22/2016

Name: RICHARDSON, KIM L & MARILYN D JT

Page 879

Map/Lot:

019-028

Account: 646 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B4786P075

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	9,500.00	5,116	100%		5,116
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.29					Land Total	12,616

Dwelling Description

Replacement Cost New

Conventional	One Story	1,260 Sqft	Grade D 110	Base	51,385
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,001
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-318
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Below Average	Typical	53,900
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	26,950	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	196	D 110	8,364	Avq.	73%	100%	100%	6,106
Open Frame Porch	1930	25	D 110	693	Avq-	50%	100%	100%	346
1,456 SFLA									
Outbuilding Total									6,452

Acpt Land

12,600

Accepted Bldg

33,400

Total

46,000

Easton
Name: ROBBINS, ANNA V.

Valuation Report

08/22/2016

Page 880

Map/Lot:

015-004

Account: 679 Card: 1 of 1

Location:

273 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/29/2014
Sale Price 11,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

CLASS Residential
Reference 1 B5355P0141

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50						Land Total 14,218

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	360 Sqft	Grade D 100	Base	24,892
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	4,308
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-83
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Typical	Typical	Fair	Typical	29,117			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		40%	48%	100%			
						5,590			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	144	D 100	5,587	Fair	40%	100%	100%	2,235
One Story Frame	1920	144	D 100	5,587	Fair	40%	100%	100%	2,235
Frame Garaqe	1920	320	D 100	5,589	Fair	40%	100%	100%	2,236
648 SFLA									
Outbuilding Total									6,706

Acpt Land

14,200

Accepted Bldg

12,300

Total

26,500

Easton

Valuation Report

08/22/2016

Name: ROBBINS, BURNAM T JR

Page 881

ROBBINS, ELIZABETH

Map/Lot:

004-033-A-011

Account: 423 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1975 14X60 PENNSYLVANIA

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld
Pennsylvania M/H	1975	12X60	C 100	19,084	Fair	15%	85% 100%	2,433
720 SFLA							Outbuilding Total	2,433
Accpt Land		0	Accepted Bldg			2,400	Total	2,400

Easton

Valuation Report

08/22/2016

Name: ROBBINS, BURNAM T JR

Page 882

ROBBINS, ELIZABETH

JT

Map/Lot:

004-033-A

Account: 651

Card:

1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Commercial

Reference 1 B2521P162

Reference 2

Tran/Land/Bldg 1 2 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
25.00	Acres-Rear Land (All)	500.00	12,500	100%		12,500
3.50	Acres-Tillable	1,000.00	3,500	100%		3,500
16.00	Sites-Mobile Home Site	2,500.00	40,000	100%		40,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 29.50						Land Total 82,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1991	646	D 100	9.996	Good	88%	100%	100%	8,796
Canopy	1991	264	D 100	2.061	Good	88%	100%	100%	1,814
Canopy	1991	140	D 100	1.093	Good	88%	100%	100%	962
Frame Shed	0			---- S O U N D V A L U E ----				400	
Frame Shed	2011			---- S O U N D V A L U E ----				500	
Frame Garage	2005	576	C 100	11.036	Avg.	90%	100%	100%	9,932
Outbuilding Total									22,404

Accpt Land

82,500

Accepted Bldg

22,400

Total

104,900

Easton

Valuation Report

08/22/2016

Name: ROBBINS, BURNAM T JR

Page 883

ROBBINS, ELIZABETH

JT

Map/Lot:

004-033-A-009

Account: 658

Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 1974 14X66 SCHULT

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Schult M/H	1974	14X66	B 100	27,281	Avq-	20%	100%	100%		5,456
Wood Deck	2006	80	C 100	694	Avq.	91%	100%	100%		632
924 SFLA										6,088
Accpt Land						0	Accepted Bldg		6,100	Total
										6,100

Easton

Valuation Report

08/22/2016

Name: ROBBINS, BURNAM T JR

Page 884

ROBBINS, ELIZABETH

Map/Lot:

004-033-A-008

Account: 855 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1991 16X66 BURLINGTON

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Burlington M/H	1991	16X66	A 100	39,003	Avq+	35%	100%	100%	13,651
Wood Deck	1991	64	C 100	578	Avq.	83%	100%	100%	480
Frame Shed	1991								300
1,056 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									14,431
Accpt Land			0	Accepted Bldg			14,400	Total	14,400

Easton

Valuation Report

08/22/2016

Name: ROBBINS, BURNAM T JR

Page 885

ROBBINS, ELIZABETH W

Map/Lot:

004-033-A-006

Account: 952 Card: 1 of 1

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1968 12X56 FLEETWOOD

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Fleetwood	M/H	1969	12X72	B 100	25,082	Avg.	25%	85%	100%
864 SFLA									
						Outbuilding Total			5,330
Accpt Land			0	Accepted Bldg			5,300	Total	5,300

Easton

Valuation Report

08/22/2016

Name: ROBBINS, BURNAM T JR

Page 886

ROBBINS, ELIZABETH W

Map/Lot:

004-033-A-016

Account: 1034 Card: 1 of 1

Location:

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
 Reference 1 1975 14X66 WELLINGTON M/H
 Reference 2
 Tran/Land/Bldg 1 1 9
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wellington M/H	1975	14X66	C 100	24,008	Avq-	20%	100%	100%	4,802
Wood Deck	2000	96	D 100	665	Avq.	88%	100%	100%	585
Frame Shed	2008								500
924 SFLA				----- S O U N D V A L U E -----					
								Outbuilding Total	5,887
Accpt Land			0	Accepted Bldg			5,900	Total	5,900

Easton

Valuation Report

08/22/2016

Name: ROBBINS, BURNAM T JR & ROBBINS,

Page 887

Map/Lot:

004-033

Account: 659 Card: 1 of 1

Location:

303 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1976P226 B5438P208
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.205	\$/SF -Pavement	2.50	3,013	100%		3,013
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 20,513

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,196 Sqft	Grade A 100	Base	82,613
Exterior	Vinyl/Aluminum	Masonry Trim	200Sqft	Trim	1,680
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	624 Sqft, Grade A	Basement Gar	2 CAR	Fin Bsmt	8,768
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Good	Typical	96,211
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	83,704	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	180	A 100	2,134	Good	87%	100%	100%	1,857
1SFr Overhang	1987	34	A 100	2,412	Good	87%	100%	100%	2,098
1SFr Overhang	1987	42	A 100	2,980	Good	87%	100%	100%	2,593
Open Frame Porch	1987	191	A 100	5,466	Good	87%	100%	100%	4,755
1,272 SFLA									
Outbuilding Total									11,303

Acpt Land

20,500

Accepted Bldg

95,000 Total

115,500

Easton
Name: ROBBINS, GLORIA M

Valuation Report

08/22/2016

Page 888

Map/Lot:

007-014-B

Account: 660 Card: 1 of 1

Location:

567 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B2702P263 B2753P186 B2852P187
Reference 2
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	9,500.00	7,420	100%		7,420
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.61						Land Total 14,920

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1972	12X56	C 100	18,088	Fair	15%	85%	100%	2,306
Unfin Basement	1996	672	D 100	6,517	Avg.	86%	100%	100%	5,605
1 Story Basement	1996	476	D 100	23,082	Avg.	86%	100%	100%	19,851
Wood Deck	2006	40	D 100	330	Avg.	91%	100%	100%	300
Frame Shed	2011	240	D 100	2,755	Avg.	93%	100%	100%	2,562
Frame Shed	2011	96	E 100	672	Avg.	93%	100%	100%	625
Frame Shed	2011			---- S O U N D V A L U E ----					700
Canopy	2011			---- S O U N D V A L U E ----					300
Frame Garage	2003	1120	C 100	20,004	Avg.	89%	75%	100%	13,353
672 SFLA								Outbuilding Total	45,602
Accpt Land		14,900	Accepted Bldg		45,600	Total			60,500

Easton
Name: ROBBINS, WARNER C & ANNA V

Valuation Report
JT

08/22/2016

Page 889

Map/Lot:

007-014-A

Account: 662 Card: 1 of 1

Location:

561 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4741P269

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	9,500.00	8,336	100%		8,336
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.77 Land Total						15,836

Dwelling Description

Replacement Cost New

Ranch	One Story	970 Sqft	Grade D 100	Base	39,682
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-902
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-535
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Fair	Typical	38,245
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	100%	100%
						15,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1920	60	D 100	431	Fair	40%	100%	100%	172
Encl Frame Porch	1920	48	D 100	1,595	Fair	40%	100%	100%	638
1,018 SFLA	Outbuilding Total								810

Acpt Land

15,800

Accepted Bldg

16,100

Total

31,900

Easton

Valuation Report

08/22/2016

Name: ROBBINS, WARNER C & WARREN C JT

Page 890

Map/Lot:

015-007-A

Account: 661 Card: 1 of 1

Location:

272 STATION ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Commercial

Reference 1 B4770P076

Reference 2

Tran/Land/Bldg 1 2 25

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.53	Acres-Homesite (Fract)	9,500.00	6,916	200%	Environmen	13,832	
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500	
Total Acres 0.53						Land Total	21,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1970	2275	D 100	32.019	Avq-	57%	75%	100%		13,688
Frame Shed	0									100
----- S O U N D V A L U E -----										
Outbuilding Total										13,788

Accpt Land

21,300

Accepted Bldg

13,800

Total

35,100

Easton
Name: ROMANO, ALFRED M

Valuation Report

08/22/2016

Page 891

Map/Lot:

008-006-009

Location:

HENDERSON RD

Account: 1095 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/01/2005
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4076P061

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
17.87	Acres-Rear Land (All)	500.00	8,935	100%		8,935
Total Acres 18.87					Land Total	18,435

Accpt Land	18,400	Accepted Bldg	0	Total	18,400
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Easton
Name: ROMANO, ALFRED M JR

Valuation Report

08/22/2016

Page 892

Map/Lot:

008-012

Account: 663 Card: 1 of 1

Location:

BOWERS ROAD

Neighborhood 1 Resident/Agric.
Tree Growth 1979
Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B1220P185

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 2019 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
122.00	Acres-Softwood-TG	120.00	14,640	100%		14,640
28.00	Acres-Mixed Wood-TG	165.00	4,620	100%		4,620
5.00	Acres-Hardwood-TG	181.00	905	100%		905
21.00	Acres-Wasteland	60.00	1,260	100%		1,260
Total Acres 176.00				Land Total		21,425
Accpt Land		21,400	Accepted Bldg	0	Total	21,400

Easton
Name: ROONEY, JASON & EMILY

Valuation Report

08/22/2016

Page 893

Map/Lot:

018-033-A

Account: 664 Card: 1 of 1

Location:

20 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3493P259

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.25	Acres-Rear Land (All)	500.00	125	100%		125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.25 Land Total						17,125

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 100	Base	55,075
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1975	0	Typical	Typical	Average	Typical	55,075		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		75%	100%	100%	41,306	
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Shed	1975						Func Econ	Rcnld
1,196 SFLA								250
----- S O U N D V A L U E -----								250
Outbuilding Total								250

Acpt Land

17,100

Accepted Bldg

41,600

Total

58,700

Easton
Name: ROONEY, MICHAEL

Valuation Report

08/22/2016

Page 894

Map/Lot:

019-014

Account: 58 Card: 1 of 1

Location:

220 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/13/2007
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B4517P024

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	9,500.00	8,390	100%		8,390
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.78						Land Total 15,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Skvline M/H	1977	14X66	B 100	27.281	Avq-	20%	100%	100%	5.456
Open Frame Porch	1986	128	D 100	2.093	Avq-	69%	100%	100%	1.444
One Story Frame	1996	384	D 100	14.896	Avq-	76%	100%	100%	11.321
Frame Garage	1975	864	D 100	12.943	Avq-	61%	100%	100%	7.895
1,308 SFLA									Outbuilding Total 26,116

Acpt Land

15,900

Accepted Bldg

26,100

Total

42,000

Easton

Valuation Report

08/22/2016

Name: ROONEY, STEPHEN J

Page 895

ROONEY, DEBORAH M

JT

Map/Lot:

004-045-D

Account: 967

Card:

1 of 1

Location:

461 CENTER RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B3417P005

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.48	Acres-Rear Land (All)	500.00	240	100%		240
3.400	\$/SF -Pavement	2.50	8,500	100%		8,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.48						Land Total 25,740

Dwelling Description

Replacement Cost New

Contemporary	One Story	2,393 Sqft	Grade B 110	Base	121,408
Exterior	Other	Masonry Trim	96Sqft	Trim	721
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	6,576
Attic	None			Attic	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	128,705
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	98%	100%
Value(Rcnld)						110,995
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2000	210	B 110	2,202	Avq.	88%
Open Frame Porch	2000	28	B 110	1,101	Avq.	88%
Frame Garage	2000	796	B 110	19,677	Avq.	88%
2,393 SFLA						Percent Good
						Phy
						Func
						Econ
Outbuilding Total						16,760
Acpt Land		25,700	Accepted Bldg		127,800	Total
						153,500

Easton

Valuation Report

08/22/2016

Name: ROUSE, BRIAN J

Page 896

FITZPARTRICK, AMBER T

JT

Map/Lot:

004-056

Account: 645

Card: 1 of 1

Location:

83 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B5076P017

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
800	\$/SF -Pavement	2.50	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	19,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,064 Sqft	Grade C 100	Base	51,172
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade E	Basement Gar	None	Fin Bsmt	974
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Above Average	Typical	52,146
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	95%	100%	38,145	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	80	C 100	2,677	Avq+	77%	100%	100%	2,061
Frame Garage	1965	704	C 100	13,147	Avq+	77%	80%	100%	8,098
Patio	1965	192	C 100	1,192	Avq+	77%	100%	100%	918
1,144 SFLA									
							Outbuilding Total		11,077

Acpt Land

19,000

Accepted Bldg

49,200

Total

68,200

Easton
Name: SALKIND, DAVID & SHARON

Valuation Report
JT

08/22/2016

Page 897

Map/Lot:

008-024

Account: 50 Card: 1 of 2

Location:

305 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 09/16/2008
Sale Price 415,995
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B4628P258

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 2010 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
11.00	Acres-Rear Land (All)	500.00	5,500	100%		5,500
67.00	Acres-Tillable	1,000.00	67,000	100%		67,000
23.00	Acres-Wasteland	60.00	1,380	100%		1,380
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 102.00 Land Total						90,880

Dwelling Description

Replacement Cost New

Ranch	One Story	1,584 Sqft	Grade A 115	Base	114,795
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2424 Sqft, Grade A	Basement Gar	None	Fin Bsmt	27,162
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,623
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Typical	Typical	Average	Typical	145,580
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	136,845

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 S-Gar	2013	840	A 115	28,660	Avq.	94%	80%	100%	21,552
Open Frame Porch	2013	434	A 115	13,543	Avq.	94%	100%	100%	12,730
Wood Deck	2013	35	A 115	634	Avq.	94%	100%	100%	596
Open Frame Porch	2013	120	A 115	4,163	Avq.	94%	100%	100%	3,913
1,584 SFLA									38,791

Outbuilding Total

Acpt Land

90,900

Accepted Bldg

175,600

Total

266,500

Easton
Name: SALKIND, DAVID & SHARON

Valuation Report
JT

08/22/2016

Page 898

Map/Lot:

008-024

Account: 50 Card: 2 of 2

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/16/2008
Sale Price 415,995
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B1491P101
Reference 2 M2524P216
Tran/Land/Bldg 1 1 98
Recertified Date 2010 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
149.00	Acres-Softwood-TG	120.00	17,880	100%		17,880
151.00	Acres-Mixed Wood-TG	165.00	24,915	100%		24,915
16.00	Acres-Hardwood-TG	181.00	2,896	100%		2,896
Total Acres 316.00						Land Total 45,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2013	2800	A 100	71,552	Same	94%	100%	100%		67,259
1,584 SFLA										67,259
Outbuilding Total										67,259

Acpt Land	45,700	Accepted Bldg	67,300	Total	113,000
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Easton
Name: SALKIND, DAVID & SHARON

Valuation Report
JT

08/22/2016
Page 899
008-024
FULLER ROAD

Account: 50

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	90,900	175,600	266,500	90,900	175,600	266,500
2	45,700	67,300	113,000	45,700	67,300	113,000
TOTAL	136,600	242,900	379,500	136,600	242,900	379,500

Easton

Valuation Report

08/22/2016

Name: SAMON, MICHAEL E & JO ANN TRUSTEES

Page 900

SAMON FAMILY TRUST OF 2000

Map/Lot:

003-026

Account: 906 Card: 1 of 1

Location:

265 HERSOM ROAD

Neighborhood 1 Resident/Agric.

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

Reference 1 B3365P298 B4984P249

Reference 2

Tran/Land/Bldg 3 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 14 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
24.00	Acres-Rear Land (All)	500.00	12,000	100%		12,000
12.00	Acres-Tillable	1,000.00	12,000	100%		12,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 37.00						Land Total 41,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Claridge M/H	1998	14X56	B 100	23,981	Avg.	35%	100%	100%	8,513
Canopy	2013	70	D 100	547	Avg.	94%	100%	100%	514
Encl Frame Porch	2013	88	D 100	2,345	Avg.	94%	100%	100%	2,204
Frame Garage	2013	500	C 100	9,783	Avg.	94%	100%	100%	9,196
Frame Shed	2013	240	C 100	3,360	Avg.	94%	80%	100%	2,526
Frame Shed	2011	512	D 100	5,878	Avg.	93%	100%	100%	5,467
872 SFLA									
Outbuilding Total									28,420

Acpt Land

41,000

Accepted Bldg

28,400

Total

69,400

Easton
Name: SAUCIER, DIANE

Valuation Report

08/22/2016

Page 901

Map/Lot:

020-009-A-005

Account: 653 Card: 1 of 1

Location:

5 JOHNSON TRAILER PARK

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1976 14X56 TITAN

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Titan M/H	1976	14X56	C 100	21,104	Fair	15%	100%	100%	3,166
Wood Deck	2005	25	C 100	293	Avq.	90%	100%	100%	264
784 SFLA									
						Outbuilding Total			3,430
Accpt Land			0	Accepted Bldg			3,400	Total	3,400

Easton
Name: SAUCIER, LEO L

Valuation Report

08/22/2016

Page 902

Map/Lot:

001-030-001

Location:

356 BANGOR ROAD

Account: 263 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/01/2004
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B4028P233 1995 28X48 SUNHAVEN
Reference 2
Tran/Land/Bldg 1 1 9
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.69	Acres-Rear Land (All)	500.00	345	100%		345
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.69						Land Total 17,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Skyline M/H	1995	26X40	B 100	50,503	Avq.	25%	100%	100%	12.626
Unfin Basement	1995	1040	C 100	12,300	Avq.	85%	100%	100%	10.455
Frame Garage	1999	1080	C 100	19,346	Avq.	87%	75%	100%	12.623
Frame Shed	1999								350
----- S O U N D V A L U E -----									
1,040 SFLA									36,054
Acpt Land		17,300	Accepted Bldg		36,100	Total			53,400

Easton
Name: SAUCIER, MONA

Valuation Report

08/22/2016

Page 903

Map/Lot:

017-009

Account: 344 Card: 1 of 1

Location:

86 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/1997
Sale Price	12,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Mobile Home

Reference 1 B3052P292

Reference 2 M2538P161

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	9,500.00	6,650	100%		6,650
1,750	\$/SF -Pavement	2.50	4,375	50%	Condition	2,188
1.00	# -Lot Improvement	7,500.00	7,500	75%	Environmen	5,625
Total Acres 0.49						Land Total 14,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	1976	12X46	C 100	15,599	Fair	15%	85%	100%	1,989
Encl Frame Porch	1976	256	D 100	5,499	Avq.	76%	100%	100%	4,179
Frame Shed	1976								100
----- S O U N D V A L U E -----									
Outbuilding Total									6,268

Accpt Land

14,500

Accepted Bldg

6,300

Total

20,800

Easton
Name: SCANLIN, JAYME D

Valuation Report

08/22/2016

Page 904

Map/Lot:

006-002-A

Location:

GRAY ROAD

Account: 669 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 07/01/1991
Sale Price 3,600
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B2379P212

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
1,500	\$/SF -Pavement	2.50	3,750	75%	Condition	2,813
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 20,813

Dwelling Description

Replacement Cost New

Ranch	One Story	1,592 Sqft	Grade C 100	Base	66,784
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	68,884
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 83%	Func. % 95%	
					Econ. % 100%	54,315

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1991	462	C 100	9,157	Avq.	83%	80%	100%	6,080
Wood Deck	1993	256	C 100	1,976	Avq.	84%	100%	100%	1,660
Frame Shed	1991			----- SOUND VALUE -----					400
Frame Garage	1996	320	C 100	6,815	Avq.	86%	100%	100%	5,861
Open Frame Porch	1991	16	C 100	613	Avq.	83%	95%	100%	484
1,592 SFLA									
Outbuilding Total									14,485

Acpt Land

20,800

Accepted Bldg

68,800

Total

89,600

Easton

Valuation Report

08/22/2016

Name: SCANLIN, WINSTON A

Page 905

SCANLIN, JOAN F

Map/Lot:

019-009

Account: 670 Card: 1 of 1

Location:

176 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1493P004 B3730P299
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	9,500.00	5,116	100%		5,116
2,200	\$/SF -Pavement	2.50	5,500	75%	Condition	4,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.29					Land Total	16,741

Dwelling Description

Replacement Cost New

Ranch	One Story	1,498 Sqft	Grade C 110	Base	70,405
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-10,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1953	0	Typical	Typical	Good	Typical	59,573			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	100%	100%	45,871				
Outbuildings/Additions/Improvements					Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1953	144	C 110	7,494	Good	77%	95%	100%	5,482
Open Frame Porch	1953	24	C 110	827	Good	77%	100%	100%	637
Open Frame Porch	1998	105	C 110	2,369	Avq.	87%	100%	100%	2,061
One Story Frame	1953	255	C 110	13,270	Good	77%	100%	100%	10,218
Frame Shed	1953	165	C 110	2,540	Good	77%	80%	100%	1,565
Frame Garage	2003	1344	C 110	26,068	Avq.	89%	75%	100%	17,401
Frame Shed	1980	144	D 100	1,653	Avq.	78%	100%	100%	1,289
1,897 SFLA									
					Outbuilding Total			38,653	

Acpt Land

16,700

Accepted Bldg

84,500

Total

101,200

Easton

Valuation Report

08/22/2016

Name: SCHROEDER, JOHN S

Page 906

SCHROEDER, KAREN S

Map/Lot:

003-011

Account: 673

Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Gravel

CLASS Residential

Reference 1 B1198P243

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Topoqraphy	2,375
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
Total Acres 3.00					Land Total	3,375
Accpt Land		3,400	Accepted Bldg		0	Total
						3,400

Easton

Valuation Report

08/22/2016

Name: SCOTT, LOOMIS L

Page 907

SCOTT, KATHERINE L

Map/Lot:

004-051-A

Account: 677 Card: 1 of 1

Location:

136 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1341P201 B5481P212

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.34	Acres-Rear Land (All)	500.00	670	100%		670
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.34						Land Total 17,670

Dwelling Description

Replacement Cost New

Conventional	One Story	1,105 Sqft	Grade C 110	Base	57,623
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,540
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,080
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	Typical	Typical	Good	Typical	62,243			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	52,907				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1979	60	C 110	1,513	Good	85%	100%	100%	1,286
Encl Frame Porch	1979	84	C 110	3,045	Good	85%	100%	100%	2,588
1 Story Basement	1979	90	C 110	5,854	Good	85%	100%	100%	4,976
Frame Garage	1979	519	C 110	11,106	Good	85%	80%	100%	7,552
Unfin Basement	1979	99	C 110	1,288	Good	85%	100%	100%	1,095
Frame Shed	1979	48	C 110	739	Good	85%	80%	100%	502
1,189 SFLA						Outbuilding Total			17,999
Acpt Land		17,700	Accepted Bldg		70,900	Total		88,600	

Easton
Name: SCOVIL BUILDING SUPPLY INC

Valuation Report

08/22/2016

Page 908

Map/Lot:

014-007

Account: 675 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1691P312

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	9,500.00	5,779	100%		5,779
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.37						Land Total 13,279

Dwelling Description

Replacement Cost New

Conventional	One Story	840 Sqft	Grade D 110	Base	40,183
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-913
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	840	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1977	Typical	Typical	Good	Typical	39,270
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value(Rcnld)
						29,452

Accpt Land

13,300

Accepted Bldg

29,500

Total

42,800

Easton
Name: SCOVIL, DALTON L

Valuation Report

08/22/2016

Page 909

Map/Lot:

014-006

Location:

0 STATION ROAD

Account: 400 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/01/1994
Sale Price	2,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellCesspool
Street Paved

CLASS Residential
Reference 1 B4350P240
Reference 2 M2712P072 VO3
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Baselot (Fract)	9,500.00	4,936	100%		4,936
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
Total Acres 0.27				Land Total		8,686

Accpt Land	8,700	Accepted Bldg	0	Total	8,700
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Easton
Name: SCOVIL, DALTON L

Valuation Report

08/22/2016

Page 910

Map/Lot:

018-012

Account: 676 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Commercial

Reference 1

Reference 2

Tran/Land/Bldg 1 2 17

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	9,500.00	6,373	200%	Environmen	12,746
6,000	\$/SF -Pavement	2.50	15,000	100%		15,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.45						Land Total 35,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Post Office /0	1967	1462	C 100	185.820	Avg.	60%	100%	100%	111,492
Open Frame Porch	1967	75	C 100	1,635	Avg.	71%	100%	100%	1,161
Canopy	1967								350
----- S O U N D V A L U E -----									
Outbuilding Total									113,003
Accpt Land		35,200	Accepted Bldg		113,000	Total			148,200

Easton

Valuation Report

08/22/2016

Name: SHANNON, JACK E JR

Page 911

LADNER, TONI

Map/Lot:

014-001

Account: 53

Card: 1 of 1

Location:

316 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/23/2007
Sale Price	53,000

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS	Residential
Reference 1	B4438P302

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.28	Acres-Rear Land (All)	500.00	140	100%		140
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres	1.28				Land Total	17,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,736 Sqft	Grade C 100	Base	71,042
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Average	Typical	73,142
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	68,022	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Frame BSMT Entry	2011	25	C 100	972 Avq.	93% 100% 100%	904
Frame Garage	1960	1092	D 100	16,025 Avq-	50% 75% 100%	6,009
1,736 SFLA					Outbuilding Total	6,913

Acpt Land

17,100

Accepted Bldg

74,900

Total

92,000

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5387P124

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 01/07/2015
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.32	Acres-Rear Land (All)	500.00	1,660	100%		1,660
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.32						Land Total 18,660

Dwelling Description

Replacement Cost New

Ranch	One Story	1,960 Sqft	Grade B 100	Base	94,752
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,562
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2007	0	Typical	Typical	Good	Typical	97,314		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		93%	100% 100%	90,502		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	2007	120	B 100	6,926	Good	93%	100%	100%
Wood Deck	2007	70	B 100	758	Good	93%	100%	100%
Wood Deck	2007	100	B 100	1,025	Good	93%	100%	100%
Frame Garage	2007	784	B 100	17,647	Good	93%	95%	100%
Wood Deck	2007	709	B 100	6,433	Good	93%	100%	100%
2,080 SFLA						Outbuilding Total		29,673
Acpt Land		18,700	Accepted Bldg		120,200	Total		138,900

Easton
Name: SHAW, ELIZABETH T.

Valuation Report

08/22/2016

Page 913

Map/Lot:

004-007

Location:

WEST RIDGE ROAD

Account: 718 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4659 P029

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
5.90	Acres-Rear Land (All)	500.00	2,950	100%		2,950
Total Acres 6.90				Land Total		12,450
Accpt Land		12,500	Accepted Bldg	0	Total	12,500

Easton
Name: SHAW, GERALD
SHAW, VERA M

Valuation Report

08/22/2016

Page 914

Map/Lot:

017-012

Account: 680 Card: 1 of 1

Location:

103 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	9,500.00	6,230	100%		6,230
1,000	\$/SF -Pavement	2.50	2,500	75%	Condition	1,875
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.43 Land Total						15,605

Dwelling Description

Replacement Cost New

Conventional	Two Story	550 Sqft	Grade D 115	Base	50,207
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Typical	Above Average	Typical	51,527	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		75%	100%	100%	38,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1960	200	D 115	8,922	Avq+	75%	100%	100%	6,692
Encl Frame Porch	1960	200	D 115	5,115	Avq+	75%	100%	100%	3,836
One Story Frame	1988	360	D 115	16,060	Avq.	82%	100%	100%	13,169
Unfin Basement	1988	360	D 115	4,016	Avq.	82%	100%	100%	3,293
Wood Deck	1988	264	D 115	1,917	Fair	50%	100%	100%	958
Frame Shed	1960			----- SOUND VALUE -----					500
Frame Garage	1974	756	D 115	13,205	Avq.	75%	100%	100%	9,904
Unfin Basement	1974	756	D 115	8,431	Avq.	75%	100%	100%	6,323
1,860 SFLA									
Outbuilding Total									44,675

Acpt Land

15,600

Accepted Bldg

83,300

Total

98,900

Easton
Name: SHAW, JAMES

Valuation Report

08/22/2016

Page 915

Map/Lot:

019-005

Account: 685 Card: 1 of 1

Location:

112 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 12/31/2014
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B5385P0161

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	9,500.00	5,374	100%		5,374
900	\$/SF -Pavement	2.50	2,250	100%		2,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.32						Land Total 15,124

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	616 Sqft	Grade C 100	Base	37,926
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	6,974
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-414
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Very Good	Typical	44,486
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	95% 100%	33,809
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Frame Garage	1972	748	C 100	13,872 V.G.	80% 100% 100%	11,098
616 SFLA					Outbuilding Total	11,098

Acpt Land

15,100

Accepted Bldg

44,900

Total

60,000

Easton
Name: SHAW, LOIS E

Valuation Report

08/22/2016

Page 916

Map/Lot:

006-012-A

Account: 683 Card: 1 of 1

Location:

21 CURTIS ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1577P316
Reference 2 M2704P009
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,200 Sqft	Grade D 105	Base	70,332
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,808
Attic	Floor & Stairs			Attic	1,639
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-579
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1902	0	Typical	Typical	Fair	Typical	73,200	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	97%	100%	28,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1992	77	D 105	2,247	Fair	55%	97%	100%	1,199
2,477 SFLA									

Outbuilding Total 1,199

Acpt Land

17,000

Accepted Bldg

29,600

Total

46,600

Easton
Name: SHAW, TRAVIS J

Valuation Report

08/22/2016

Page 917

Map/Lot:

015-006

Account: 491 Card: 1 of 1

Location:

268 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4974P129

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 06/29/2009
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1,500	\$/SF -Pavement	2.50	3,750	75%	Condition	2,813
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00 Land Total						19,813

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	494 Sqft	Grade D 110	Base	42,099
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	Typical	Average	Typical	41,395			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	60%	90%	100%	22,353				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1930	102	D 110	1,896	Avq.	60%	90%	100%	1,024
Finished Attic	1930	130	D 110	6,254	Avq.	60%	90%	100%	3,377
One Story Frame	1930	130	D 110	5,547	Avq.	60%	90%	100%	2,995
One Story Frame	2006	60	D 110	2,560	Avq.	91%	100%	100%	2,330
One Story Frame	1930	234	D 110	9,986	Avq.	60%	90%	100%	5,393
Open Frame Porch	1930	108	D 110	1,989	Avq.	60%	90%	100%	1,074
Frame Shed	1992	276	C 100	3,864	Avq-	73%	80%	100%	2,257
1,230 SFLA									
						Outbuilding Total			18,450

Acpt Land

19,800

Accepted Bldg

40,800

Total

60,600

Easton
Name: SHERMAN, SCOTT C & LISA E

Valuation Report
JT

08/22/2016

Page 918

Map/Lot:

003-014-A

Account: 1072 Card: 1 of 1

Location:

RIVER DE CHUTE RD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/07/2011
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B4946P337

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.04	Acres-Rear Land (All)	500.00	520	100%		520
Total Acres 2.04					Land Total	10,020

Accpt Land	10,000	Accepted Bldg	0	Total	10,000
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Easton

Valuation Report

08/22/2016

Name: SHERMAN, SCOTT C & LISA E JT

Page 919

Map/Lot:

003-014

Account: 110 Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/2003

Sale Price 30,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential
Topography RollingBelow Street
Utilities None
Street Gravel

CLASS Residential

Reference 1 B3816P161

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
13.00	Acres-Rear Land (All)	500.00	6,500	100%		6,500
5.00	Acres-Wasteland	60.00	300	100%		300
11.00	Acres-Softwood-TG	120.00	1,320	100%		1,320
54.00	Acres-Mixed Wood-TG	165.00	8,910	100%		8,910
11.00	Acres-Hardwood-TG	181.00	1,991	100%		1,991
Total Acres 95.00					Land Total	28,521

Acpt Land

28,500

Accepted Bldg0 **Total**

28,500

Easton
Name: SHERWOOD, CATHIE

Valuation Report

08/22/2016

Page 920

Map/Lot:

001-010-D

Account: 33 Card: 1 of 1

Location:

288 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2678P331
Reference 2 M2688P152
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.53	Acres-Rear Land (All)	500.00	2,265	100%		2,265
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.53						Land Total 19,265

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,482 Sqft	Grade C 115	Base	108,131
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	14				
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,415
Attic	Floor & Stairs			Attic	2,553
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-954
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Below Average	Typical	112,145	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	87%	100%	48,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	86	C 115	2,099	Avq-	50%	95%	100%	997
Encl Frame Porch	1900	36	C 115	1,921	Avq-	50%	87%	100%	835
Open Frame Porch	1900	114	C 115	2,656	Avq-	50%	95%	100%	1,262
1.25 S-Gar	2011	896	C 100	17,722	Avq.	93%	100%	100%	16,481
3,000 SFLA									
Outbuilding Total									19,575

Acpt Land

19,300

Accepted Bldg

68,400

Total

87,700

Easton
Name: SIDDIQUI, YOOSUF & PENNEY

Valuation Report

08/22/2016

Page 921

Map/Lot:

004-020-012

Location:

MOOSE MEADOWS

Account: 892 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/05/2012
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5109P152

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
Total Acres 1.00				Land Total		9,500
Accpt Land		9,500	Accepted Bldg	0	Total	9,500

Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN

Page 922

CENEDELLA, ARLENE

Map/Lot:

006-016-A

Account: 687

Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Size/Shape	4,750
Total Acres 1.00				Land Total		4,750
Accpt Land		4,800	Accepted Bldg	0	Total	4,800

Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN F JR

Page 923

CENEDELLA, ARLENE J

Map/Lot:

006-018

Account: 688

Card: 1 of 6

Location:

430 LADNER RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1878P350 B5253P031
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
27.50	Acres-Rear Land (All)	500.00	13,750	100%		13,750
40.00	Acres-Tillable	1,000.00	40,000	100%		40,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 68.50						Land Total 70,750

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	920 Sqft	Grade D 115	Base	60,167
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,005
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Very Good	Typical	61,142
Functional Obsolescence						Economic Obsolescence
None		None		Phys. % 80%	Func. % 95%	Econ. % 100%
Value(Rcnld)						46,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Encl Frame Porch	1900	224	D 115	5,634	V.G.	80%	95%	100%	4,282
Open Frame Porch	1900	257	D 115	4,514	V.G.	80%	95%	100%	3,430
Frame BSMT Entry	1985	64	D 115	1,522	Avq.	80%	100%	100%	1,218
1 & 1/2 Story Fr	1900	256	D 115	16,561	V.G.	80%	95%	100%	12,587
Greenhouse	1980	112	D 115	4,302	Avq.	78%	100%	100%	3,356
Wood Deck	1985	91	D 115	730	Avq.	80%	100%	100%	584
Frame Shed	1900	70	D 115	925	V.G.	80%	80%	100%	592
1.25 S-Gar	1900	224	D 115	4,179	V.G.	80%	80%	100%	2,674
Canopy	1900	224	D 115	2,010	V.G.	80%	95%	100%	1,528
Patio	1985	247	D 115	1,385	Avq.	80%	100%	100%	1,108
1,988 SFLA							Outbuilding Total		31,359

Acpt Land

70,800

Accepted Bldg

77,800

Total

148,600

Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN F JR

Page 924

CENEDELLA, ARLENE J

Map/Lot:

006-018

Account: 688

Card: 2 of 6

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B1878P350

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Sauna & Building	1985	84	D 115	6,717	Avg.	80%	50%	100%	2,687
Wood Deck	2010	1496	D 115	10,376	Avg-	86%	100%	100%	8,923
Swimming Pool	1985								5,000
1,988 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									16,610
Accpt Land			0	Accepted Bldg			16,600	Total	16,600

Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN F JR

Page 925

CENEDELLA, ARLENE J

Map/Lot:

006-018

Account: 688

Card:

3 of 6

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1878P350

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	720 Sqft	Grade D 110	Base	50,297
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	66%			Unfinished	-9,361

Dwelling Condition							Total	
Built	Renovated	Kitchens	Baths	Condition	Layout		Total	
1995	0	Typical	Typical	Average	Typical		33,998	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		85%	100%	100%	28,898	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	260	D 100	1,644	Avg.	85%	100%	100%	1,397
368 SFLA									1,397

Accpt Land			0	Accepted Bldg			30,300	Total	30,300
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Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN F JR

Page 926

CENEDELLA, ARLENE J

Map/Lot:

006-018

Account: 688

Card:

4 of 6

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities
 Street Paved

CLASS Agricultural

Reference 1 B1878P350

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Riding Arena /0	1988	7200	D 100	177.297	Avq.	71%	50%	100%	62.940
Canopy	1988	2400	D 100	18.735	Avq.	82%	75%	100%	11.522
Canopy	1993	192	D 100	1.499	Avq.	84%	100%	100%	1.259
One Story Frame	1993	400	D 100	15.518	Avq.	84%	100%	100%	13.035
Open Frame Porch	1993	160	D 100	2.548	Avq.	84%	100%	100%	2.140
Frame Shed	1993	400	C 100	5.600	Avq.	84%	80%	100%	3.763
Frame Shed	1988	2720	D 100	31.226	Avq.	82%	55%	100%	14.083
768 SFLA						Outbuilding Total			108.742
Accpt Land			0	Accepted Bldg		108,700	Total		108,700

Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN F JR

Page 927

CENEDELLA, ARLENE J

Map/Lot:

006-018

Account: 688

Card: 5 of 6

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities
 Street Paved

CLASS Agricultural

Reference 1 B1878P350

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story Barn	1900	1260	D 100	32.955	Avg.	60%	75%	100%	14.830
Frame Shed	1977	165	D 100	1.894	Avg.	76%	80%	100%	1.151
Canopy	1977	698	D 100	5.449	Avg.	76%	100%	100%	4.141
Frame Shed	1977	520	D 100	5.970	Avg.	76%	80%	100%	3.630
Frame Garage	1977	840	D 100	12.619	Avg.	76%	80%	100%	7.672
768 SFLA						Outbuilding Total			31.424
Accpt Land			0	Accepted Bldg			31,400	Total	31,400

Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN F JR

Page 928

CENEDELLA, ARLENE J

Map/Lot:

006-018

Account: 688

Card: 6 of 6

Location:

RIVER DE CHUTE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1878P350

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Canopy	1987	1500	D 100	11,710	Avg.	81%	75%	100%	7,114
768 SFLA									
						Outbuilding Total			7,114
Accpt Land			0	Accepted Bldg		7,100	Total		7,100

Easton

Valuation Report

08/22/2016

Name: SIMS, WARREN F JR
CENEDELLA, ARLENE J

Page 929

Map/Lot:

006-018

Account: 688

Location:

RIVER DE CHUTE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	70,800	77,800	148,600	70,800	77,800	148,600
2	0	16,600	16,600	0	16,600	16,600
3	0	30,300	30,300	0	30,300	30,300
4	0	108,700	108,700	0	108,700	108,700
5	0	31,400	31,400	0	31,400	31,400
6	0	7,100	7,100	0	7,100	7,100
TOTAL	70,800	271,900	342,700	70,800	271,900	342,700

Easton

Valuation Report

08/22/2016

Name: SKIDGEL, EDWARD L & HOLLY A JT

Page 930

Map/Lot:

008-006-A

Account: 878 Card: 1 of 1

Location:

13 LAMOREAU ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4948P208

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.45	Acres-Rear Land (All)	500.00	725	100%		725
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.45						Land Total 17,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Liberty M/H	1986	14X66	C 100	24.008	Avq-	20%	100%	100%		4,802
Wood Deck	2008	120	D 100	809	Avq-	85%	100%	100%		688
Barn	1980	2100	D 100	32.294	Fair	40%	75%	100%		9,688
Canopy	1980	480	D 100	3,748	Fair	40%	100%	100%		1,499
924 SFLA										Outbuilding Total 16,677

Acpt Land

17,700

Accepted Bldg

16,700

Total

34,400

Easton
Name: SMITH, CHRISTINE M

Valuation Report

08/22/2016

Page 931

Map/Lot:

020-009

Account: 108 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4757P006

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 10/02/2009
Sale Price 90,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	9,500.00	6,718	100%		6,718
480	\$/SF -Pavement	2.50	1,200	75%	Condition	900
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.50 Land Total						15,118

Dwelling Description

Replacement Cost New

Ranch	One Story	1,096 Sqft	Grade C 105	Base	54,724
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	Typical	Typical	Good	Typical	54,724			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	100%	42,685				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1955	80	C 105	729	Good	78%	100%	100%	569
Encl Frame Porch	1955	80	C 105	2,811	Good	78%	100%	100%	2,193
Wood Deck	2006	192	C 100	1,510	Avq.	91%	100%	100%	1,374
Frame Garage	1955	436	C 105	9,165	Good	78%	100%	100%	7,149
Open Frame Porch	1955	24	C 105	790	Good	78%	100%	100%	616
1,176 SFLA									11,901
Outbuilding Total									

Acpt Land

15,100

Accepted Bldg

54,600

Total

69,700

Easton
Name: SMITH, CHRISTINE M

Valuation Report

08/22/2016

Page 932

Map/Lot:

020-009-A-008

Account: 187 Card: 1 of 1

Location:

8 JOHNSON TRAILER PARK

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1989	14X77	B 100	30,912	Avq.	25%	100%	100%	7,728
Wood Deck	1989	60	C 100	549	Avq.	82%	100%	100%	450
1,078 SFLA									
				Outbuilding Total			8,178		
Accpt Land				0	Accepted Bldg	8,200	Total		8,200

Easton
Name: SMITH, CHRISTINE M

Valuation Report

08/22/2016

Page 933

Map/Lot:

020-009-A

Location:

RICHARDSON ROAD

Account: 657 Card: 1 of 1

Neighborhood 11 Comm./Ind.

Sale Data	
Sale Date	10/19/2012
Sale Price	118,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Reference 1 B5115P066

Reference 2

Tran/Land/Bldg 1 2 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	200%	Environmen	19,000
1.23	Acres-Rear Land (All)	500.00	615	100%		615
3.00	# -Lot Improvement	7,500.00	22,500	88%	Fract. Sha	19,800
9.00	Sites-Mobile Home Site	2,500.00	22,500	100%		22,500
Total Acres 2.23			Land Total			61,915

Accpt Land

61,900

Accepted Bldg

0 **Total**

61,900

Easton
Name: SMITH, CRAIG A

Valuation Report

08/22/2016

Page 934

Map/Lot:

008-006-004

Location:

HENDERSON RD

Account: 1089 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/01/2009

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B5277P336

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
11.35	Acres-Rear Land (All)	500.00	5,675	100%		5,675
Total Acres 12.35				Land Total		15,175

Accpt Land

15,200

Accepted Bldg

0 **Total**

15,200

Easton
Name: SMITH, EZALEE M

Valuation Report

08/22/2016

Page 935

Map/Lot:

019-016

Account: 693 Card: 1 of 1

Location:

167 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B2380P127

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	9,500.00	7,420	100%		7,420
960	\$/SF -Pavement	2.50	2,400	100%		2,400
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.61 Land Total						17,320

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	660 Sqft	Grade C 100	Base	53,349
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-370
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	Typical	Typical	Good	Typical	54,379	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	40,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1930	108	C 100	3,319	Good	75%	100%	100%	2,489
Wood Deck	1930	40	C 100	403	Good	75%	100%	100%	302
1.5 S-Gar	1930	624	C 100	14,914	Good	75%	100%	100%	11,186
1,098 SFLA									
Outbuilding Total									13,977

Acpt Land

17,300

Accepted Bldg

54,800 Total

72,100

Easton
Name: SMITH, FREDERICK A

Valuation Report

08/22/2016

Page 936

Map/Lot:

004-043-A

Account: 1026 Card: 1 of 1

Location:

45 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3058P273 B4402P324

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
11.60	Acres-Rear Land (All)	500.00	5,800	100%		5,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 12.60 Land Total						22,800

Dwelling Description

Replacement Cost New

Ranch	One Story	952 Sqft	Grade C 110	Base	52,647
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,025
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Typical	Typical	Above Average	Typical	46,596
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%

Value(Rcnld)

41,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	2002	306	C 110	1,943	Avq.	89%	100%	100%	1,729
Frame Garage	2001	720	C 110	14,750	Avq.	88%	100%	100%	12,980
Frame Shed	1997								500
----- S O U N D V A L U E -----									
Outbuilding Total									15,209

Accpt Land

22,800

Accepted Bldg

57,100

Total

79,900

Valuation Report

08/22/2016

Page 937

Map/Lot:

018-035

Account: 95 Card: 1 of 1

Location:

42 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3859P180
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 08/01/2003
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	9,500.00	5,539	100%		5,539
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.34						Land Total 13,039

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	936 Sqft	Grade D 110	Base	58,131
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,263
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-851
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1928	0	Typical	Typical	Average	Typical			58,543	
Functional Obsolescence	Economic Obsolescence	Phys. %			Func. %	Econ. %	Value(Rcnld)		
None	None	60%			100%	100%	35,126		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1928	12	D 110	513	Avq.	60%	100%	100%	308
Unfin Basement	1928	12	D 110	128	Avq.	60%	100%	100%	77
Open Frame Porch	1928	96	D 110	1,802	Avq.	60%	100%	100%	1,081
Encl Frame Porch	1928	112	D 110	3,076	Avq.	60%	100%	100%	1,846
Encl Frame Porch	1928	160	D 110	4,066	Avq.	60%	100%	100%	2,440
Wood Deck	1978	48	D 110	417	Avq.	77%	100%	100%	321
Frame Garage	1928	440	D 95	6,850	Fair	40%	50%	100%	1,370
1,688 SFLA								Outbuilding Total 7,443	
Acpt Land		13,000		Accepted Bldg		42,600		Total	55,600

Easton

Valuation Report

08/22/2016

Name: SMITH, VANCE A

Page 938

SMITH, DEBRA L

JT

Map/Lot:

019-017

Account: 700

Card: 1 of 1

Location:

163 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B3839P206

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	9,500.00	8,497	100%		8,497
1.000	\$/SF -Pavement	2.50	2,500	75%	Condition	1,875
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.80					Land Total	17,872

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,056 Sqft	Grade C 110	Base	56,029
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	150 Sqft, Grade C	Basement Gar	None	Fin Bsmt	974
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Very Good	Typical	57,003
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	49,593	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1979	60	C 110	3,121	V.G.	87%	100%	100%	2,715
1SFr Overhang	1979	48	C 110	2,499	V.G.	87%	100%	100%	2,174
Open Frame Porch	1979	24	C 110	827	V.G.	87%	100%	100%	719
Wood Deck	1979	40	C 110	444	V.G.	87%	100%	100%	386
Wood Deck	2003	112	C 110	1,020	Avq.	89%	100%	100%	908
Wood Deck	2011	320	C 110	2,686	Avq.	93%	100%	100%	2,498
Wood Deck	2011	28	C 110	347	Avq.	93%	100%	100%	323
Frame Shed	2011	300	C 100	4,200	Avq.	93%	100%	100%	3,906
1,164 SFLA									
Outbuilding Total									13,629

Acpt Land

17,900

Accepted Bldg

63,200

Total

81,100

Easton
Name: SODERBERG, CARL J

Valuation Report

08/22/2016

Page 939

Map/Lot:

007-011

Location:

STATION ROAD

Account: 696 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/2000
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B4209P272

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
15.00	Acres-Gravel Pit	5,000.00	75,000	100%		75,000
Total Acres 20.00					Land Total	86,500

Accpt Land	86,500	Accepted Bldg	0	Total	86,500
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Easton
Name: SOTOMAYOR, MARK J & JULIE F

Valuation Report

08/22/2016

Page 940

Map/Lot:

008-018-A

Account: 1027 Card: 1 of 1

Location:

163 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/1997
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B3081P101

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.61	Acres-Rear Land (All)	500.00	1,805	100%		1,805
7,800	\$/SF -Pavement	2.50	19,500	90%	Condition	17,550
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.61 Land Total						36,355

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,232 Sqft	Grade B 100	Base	101,366
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1200 Sqft, Grade B	Basement Gar	None	Fin Bsmt	9,510
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				0
Bedrooms	3	Add Fixtures	3		0
Baths	3	Half Baths	0	Plumbing	7,686
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	118,562
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	93%	100%

Value(Rcnld)
94,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1997	384	B 100	22,163	Avq.	86%	93%	100%	17,726
Frame Garage	1997	884	B 100	19,658	Avq.	86%	80%	100%	13,525
Frame Shed	2013			----	S O U N D	V A L U E	----		1,200
Unfin Basement	1997	384	B 100	5,541	Avq.	86%	100%	100%	4,765
2,848 SFLA									
Outbuilding Total									37,216

Acpt Land

36,400

Accepted Bldg

132,000

Total

168,400

Easton

Valuation Report

08/22/2016

Name: SPAULDING, DONALD

Page 941

SPAULDING, DONNA

Map/Lot:

004-012-005

Account: 575 Card: 1 of 1

Location:

5 OSGOODS FARMS RD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 1991 14X71 SHAMROCK

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shamrock M/H	1991	14X71	B 100	28,931	Avg.	25%	100%	100%	7,233
Wood Deck	1999	154	C 100	1,233	Avg.	87%	100%	100%	1,073
Frame Shed	1991			---- SOUND VALUE ----					400
Frame Shed	1991			---- SOUND VALUE ----					250
Frame Shed	2003	336	D 100	3,857	Avg.	89%	100%	100%	3,433
994 SFLA						Outbuilding Total			12,389
Accpt Land			0	Accepted Bldg			12,400	Total	12,400

Easton

Valuation Report

08/22/2016

Name: ST PETER, FRED

Page 942

BEUQUE, MAUREEN

JT

Map/Lot:

008-019-C

Account: 488

Card: 1 of 1

Location:

64 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/15/2013

Sale Price 73,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

CLASS Mobile Home

Reference 1 B5161P205

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00						Land Total 17,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Maple Leaf M/H	2004	16X72	A 100	41.834	Avq.	56%	100%	100%	23.636
Concrete Pad /CF	2005	1152	C 100	4.774	Avq.	89%	100%	100%	4,249
Wood Deck	2005	132	C 100	1.073	Avq.	90%	100%	100%	966
Frame Shed	2000			----	S O U N D	V A L U E	----		1,800
Frame Garage	2013	672	C 100	12.619	Avq.	94%	100%	100%	11,862
Canopy	2013	192	C 100	1.828	Avq.	94%	100%	100%	1,718
1,152 SFLA									Outbuilding Total 44,231

Acpt Land

17,500

Accepted Bldg

44,200

Total

61,700

Easton
Name: ST PIERRE, DONNA M

Valuation Report

08/22/2016

Page 943

Map/Lot:

008-019-A

Account: 583 Card: 1 of 1

Location:

102 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3191P276
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 10/01/1998
Sale Price 75,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 18,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,056 Sqft	Grade C 105	Base	53,483
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,205
Attic	Full Finished			Attic	10,428
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Above Average	Typical	66,116
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1988	666	C 105	5,208	Avq+	85%	100%	100%	4,427
Wood Deck	1988	30	C 105	347	Avq+	85%	100%	100%	295
Frame Shed	2014			----- S O U N D V A L U E -----					850
1,056 SFLA				Outbuilding Total					5,572

Acpt Land

18,000

Accepted Bldg

61,800

Total

79,800

Easton
Name: STAEHLY, BARBARA M & EUGENE JR

Valuation Report

08/22/2016

Page 944

Map/Lot:

002-019

Account: 703 Card: 1 of 1

Location:

162 MAHANY ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5178P163

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
22.37	Acres-Rear Land (All)	500.00	11,185	100%		11,185
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 23.37 Land Total						28,185

Dwelling Description

Replacement Cost New

Ranch	One Story	1,320 Sqft	Grade A 100	Base	88,113
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Average	Typical	88,113
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	81,945	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	264	A 100	7,361	Avq.	93%	100%	100%	6,846
Frame Garage	2011	616	A 100	17,544	Avq.	93%	80%	100%	13,053
1,320 SFLA									19,899

Acpt Land

28,200

Accepted Bldg

101,800

Total

130,000

Easton
Name: STATE OF MAINE

Valuation Report

08/22/2016

Page 945

Map/Lot:

014-020

Account: 704 Card: 1 of 1

Location:

RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 6 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fract)	9,500.00	4,750	25%	Size/Shape	1,188
Total Acres 0.25				Land Total		1,188

Accpt Land	1,200	Accepted Bldg	0	Total	1,200
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Easton
Name: STATE OF MAINE - DEPT OF

Valuation Report

08/22/2016

Page 946

Map/Lot:

014-014

Account: 35 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Commercial

Reference 1 B4904P189

Reference 2

Tran/Land/Bldg 1 3 17

Recertified Date 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	9,500.00	5,779	200%	Environmen	11,557
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.37						Land Total 19,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Shed	1970									Rcnld
----- S O U N D V A L U E -----										2,500
Outbuilding Total										2,500

Accpt Land

19,100

Accepted Bldg

2,500

Total

21,600

Easton
Name: STATE OF MAINE - DEPT OF

Valuation Report

08/22/2016
Page 947
014-019-ON
STATION ROAD

Account: 36 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography LevelRolling
Utilities
Street Paved

CLASS Industrial
Reference 1 B4904P189

Reference 2
Tran/Land/Bldg 1 3 87

Recertified Date 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Rail Sidinq /LF	1950	8394	C 100	404,087	Avq-	50%	100%	100%	202,044
Outbuilding Total									202,044
Accpt Land			0	Accepted Bldg			202,000	Total	202,000

Easton
Name: STATE OF MAINE - DEPT OF

Valuation Report

08/22/2016

Page 948

Map/Lot:

014-013

Account: 38 Card: 1 of 1

Location:

STATION ROAD (OFF)

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography LevelRolling
Utilities None
Street Paved

CLASS Industrial
Reference 1 B4904P189

Reference 2
Tran/Land/Bldg 1 3 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Size/Shape	4,750
0.85	Acres-Rear Land (All)	500.00	425	100%		425
Total Acres 1.85				Land Total		5,175

Accpt Land	5,200	Accepted Bldg	0	Total	5,200
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Easton
Name: STICKNEY, GEORGE W & IDELL L

Valuation Report

08/22/2016

Page 949

Map/Lot:

018-058

Account: 155 Card: 1 of 1

Location:

25 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3130P017

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 05/01/1998
Sale Price 20,750
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Homesite (Fract)	9,500.00	8,282	100%		8,282
1.000	\$/SF -Pavement	2.50	2,500	100%		2,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.76 Land Total						18,282

Dwelling Description

Replacement Cost New

Conventional	One Story	754 Sqft	Grade D 110	Base	37,890
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,228
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1952	0	Typical	Old Type	Average	Typical	42,118			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		64%	95%	100%	25,608		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1952	182	D 110	4,521	Avq.	64%	95%	100%	2,748
Finished Attic	1952	182	D 110	6,936	Avq.	64%	95%	100%	4,217
Encl Frame Porch	1952	182	D 110	4,521	Avq.	64%	95%	100%	2,748
Frame Garage	1950	714	D 110	12,008	Avq.	63%	100%	100%	7,565
1,209 SFLA									
				Outbuilding Total					17,278
Acctpt Land		18,300	Accepted Bldg		42,900	Total			61,200

Easton
Name: STICKNEY, JEAN

Valuation Report

08/22/2016

Page 950

Map/Lot:

007-029-ON

Account: 707 Card: 1 of 1

Location:

110 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1974 12X56 WELLINGTON

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wellington M/H	1974	12X56	C 100	18,088	Fair	15%	85%	100%	2,306
Encl Frame Porch	1974	48	D 100	1,595	Fair	40%	100%	100%	638
Open Frame Porch	1974	66	D 100	1,212	Fair	40%	100%	100%	485
720 SFLA									
						Outbuilding Total			3,429
Accpt Land			0	Accepted Bldg			3,400	Total	3,400

Easton

Valuation Report

08/22/2016

Name: STICKNEY, MICHAEL R

Page 951

C/O EVELYN STICKNEY

Map/Lot:

001-041

Account: 708

Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B4241P165

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.50	Acres-Rear Land (All)	500.00	250	100%		250
2,800	\$/SF -Pavement	2.50	7,000	100%		7,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.50 Land Total						24,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 105	Base	51,992
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,882
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Typical	Typical	Good	Typical	53,874
Functional Obsolescence						Value(Rcnld)
None						43,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Story Basement	1969	840	C 105	52,158	Good	82%	100%	100%		42,770
One Story Frame	1964	48	C 105	2,384	Good	80%	100%	100%		1,907
Wood Deck	1997	120	C 105	1,035	Avq.	86%	100%	100%		890
Frame BSMT Entry	1964	36	C 105	1,212	Good	80%	100%	100%		970
Wood Deck	1999	192	C 105	1,585	Avq.	87%	100%	100%		1,379
1,056 SFLA										47,916

Acpt Land

24,300

Accepted Bldg

91,000

Total

115,300

Easton
Name: STROUT, SALLY

Valuation Report

08/22/2016

Page 952

Map/Lot:

001-008-A

Account: 711 Card: 1 of 1

Location:

303 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B1193P155

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
980	\$/SF -Pavement	2.50	2,450	75%	Condition	1,838
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 18,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Newport M/H	1975	12X60	C 100	19.084	Avq.	25%	85%	100%	4.055
One Story Frame	1980	50	C 100	2.365	Avq.	78%	100%	100%	1.845
Encl Frame Porch	1989	80	C 100	2.677	Avq.	82%	100%	100%	2.195
Open Frame Porch	2010	80	C 100	1.721	Avq.	93%	100%	100%	1.601
Frame Garage	1977	624	C 100	11.827	Avq.	76%	100%	100%	8.989
850 SFLA									
Outbuilding Total									18,685

Accpt Land

18,800

Accepted Bldg

18,700

Total

37,500

Easton

Valuation Report

08/22/2016

Name: SULLIVAN ROBERT L & LORENA JT

Page 953

Map/Lot:

003-019

Account: 699 Card: 1 of 1

Location:

483 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/01/2005
 Sale Price 59,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B4114P192

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.00						Land Total 18,000

Dwelling Description**Replacement Cost New**

Gambrel	One & 3/4 Story	576 Sqft	Grade D 115	Base		49,201
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	192 Sqft, Grade E	Basement Gar	None	Fin Bsmt		624
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,320
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	Typical	Typical	Average	Typical	51,145			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	42,962			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1994	32	C 100	345	Avq.	85%	100%	100%	293
Frame Shed	1992	200	D 115	2,641	Avq.	84%	100%	100%	2,218
One Story Frame	1992	150	D 115	6,692	Avq.	84%	100%	100%	5,621
Wood Deck	1994	80	D 100	569	Avq.	85%	100%	100%	484
1,158 SFLA						Outbuilding Total			8,616
Acpt Land		18,000	Accepted Bldg		51,600	Total			69,600

Easton

Valuation Report

08/22/2016

Name: SUNNY SIDE LAND HOLDINGS LLC

Page 954

C/O MARK RICHARDSON

Map/Lot:

006-013-A

Account: 477 Card: 1 of 1

Location:

CURTIS ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 12/05/2006

Sale Price 15,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

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

CLASS Mobile Home

Reference 1 B4975P342

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.22	Acres-Rear Land (All)	500.00	110	100%		110
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.22						Land Total 17,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
10Mobile Home	1950	10X50	C 100	13,829	Fair	15%	75%	100%		1,556
Encl Frame Porch	2013	56	D 100	1,745	Avg.	94%	100%	100%		1,640
556 SFLA										3,196
Outbuilding Total										3,196

Accpt Land

17,100

Accepted Bldg

3,200

Total

20,300

Easton
Name: SUTHERLAND, JACOB

Valuation Report

08/22/2016

Page 955

Map/Lot:

017-017

Account: 498 Card: 1 of 1

Location:

75 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4305P278

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 07/10/2006
Sale Price 55,450
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	9,500.00	6,302	100%		6,302
600	\$/SF -Pavement	2.50	1,500	50%	Condition	750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.44					Land Total	14,552

Dwelling Description

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	456 Sqft	Grade D 100	Base	37,019
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-619
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,803
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-157
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	None	None	Below Average	Inadeq.	31,718
Functional Obsolescence				Phys. %	Func. %	Econ. %
Damage		None		50%	51%	100%
						8,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	225	D 100	8,728	Avq-	50%	75%	100%	3,273
Unfin Basement	1960	225	D 100	2,182	Avq-	50%	75%	100%	818
Wood Deck	2007	216	D 100	1,381	Avq.	91%	100%	100%	1,257
Encl Frame Porch	1960	60	D 100	1,819	Avq-	50%	75%	100%	683
Unfin Basement	1960	60	D 100	582	Avq-	50%	75%	100%	218
One Story Frame	1960	84	D 100	3,258	Avq-	50%	75%	100%	1,222
Unfin Basement	1960	84	D 100	814	Avq-	50%	75%	100%	305
Frame Garage	1960	1131	D 100	16,552	Avq-	50%	75%	100%	6,207
Frame Shed	1960	240	D 100	2,755	Avq-	50%	80%	100%	1,102
1,053 SFLA									
Outbuilding Total									15,085

Acpt Land

14,600

Accepted Bldg

23,200

Total

37,800

Easton
Name: SWAN, GALEN S JR

Valuation Report

08/22/2016

Page 956

Map/Lot:

007-034

Location:

200 RICHARDSON ROAD

Account: 23 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/1987
Sale Price	6,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS Mobile Home

Reference 1 B5236P102

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Fract)	9,500.00	7,834	100%		7,834
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.68					Land Total	15,334

Accpt Land

15,300

Accepted Bldg

0

Total

15,300

Easton

Valuation Report

08/22/2016

Name: SWARTZENTRUBER, JONI J & JONAS J JT

Page 957

Map/Lot:

010-020-B

Account: 904 Card: 1 of 3

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B4991P153

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
11.80	Acres-Rear Land (All)	500.00	5,900	100%		5,900
Total Acres 12.80				Land Total		15,400

Dwelling Description

Replacement Cost New

Conventional	One Story	648 Sqft	Grade C 100	Base	38,872
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-1,767
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,297
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,100
Attic	Full Finished			Attic	7,189
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Old Type	Obsolete	Average	Inadeq.	38,897
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	90% 100%	32,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2012	360	C 100	17,031	Avq.	94%	90%	100%	14,408
Open Frame Porch	2013	288	C 100	5,322	Avq.	94%	100%	100%	5,003
Wood Deck	2012	24	C 100	287	Avq.	94%	90%	100%	243
Stable w/Loft	2012	624	C 100	17,552	Avq.	94%	90%	100%	14,849
Canopy	2012	260	C 100	2,475	Avq.	94%	80%	100%	1,861
Frame Shed	2012	192	C 100	2,688	Avq.	94%	90%	100%	2,274
1,008 SFLA									
Outbuilding Total									38,638

Acpt Land

15,400

Accepted Bldg

71,500 Total

86,900

Easton
Name: SWARTZENTRUBER, JONI J & JONAS J JT

Valuation Report

08/22/2016

Page 958

Account: 904 Card: 2 of 3

Map/Lot:
Location:

010-020-B
HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4991P153

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1s Warehouse/Class S	2013	2992	D 100	170,023	Avq.	93%	75%	100%	118,591
Frame Shed	2013	392	D 100	4,500	Avq.	94%	80%	100%	3,384
1,008 SFLA									
						Outbuilding Total			121,975
Accpt Land			0	Accepted Bldg		122,000	Total		122,000

Easton

Valuation Report

08/22/2016

Name: SWARTZENTRUBER, JONI J & JONAS J JT

Page 959

Account: 904 Card: 3 of 3 Map/Lot: Location:

010-020-B
HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B4991P153
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	896 Sqft	Grade D 110	Base	41,677
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,943
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,726
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens		Baths		Dwelling Condition		Layout			Total
2013		0	Old Type		Obsolete		Average		Typical			27,482
Functional Obsolescence			Economic Obsolescence			Phys. %		Func. %	Econ. %		Value(Rcnld)	
None			None			94%		95%	100%		24,541	
Outbuildings/Additions/Improvements						Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld			
One Story Frame	2013	392	D 110	16,728	Ava.	94%	95%	100%	14,938			
Encl Frame Porch	2013	224	D 110	5,388	Ava.	94%	95%	100%	4,812			
Frame Shed	2013	192	D 110	2,425	Ava.	94%	95%	100%	2,165			
1,512 SFLA						Outbuilding Total			21,915			
Accpt Land			0	Accepted Bldg			46,500	Total		46,500		

Easton
Name: SWARTZENTRUBER, JONI J & JONAS J

Valuation Report
JT

08/22/2016
Page 960
010-020-B
HOULTON ROAD

Account: 904

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	15,400	71,500	86,900	15,400	71,500	86,900
2	0	122,000	122,000	0	122,000	122,000
3	0	46,500	46,500	0	46,500	46,500
TOTAL	15,400	240,000	255,400	15,400	240,000	255,400

Easton

Valuation Report

08/22/2016

Name: SWARTZENTRUBER, SAMUEL M. & NAOMI L.

Page 961

Map/Lot:

006-007

Account: 437 Card: 1 of 3

Location:

0312 LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities Drilled Well
 Street Paved

CLASS Residential
 Reference 1 B4881 P208

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
89.27	Acres-Rear Land (All)	500.00	44,635	100%		44,635
30.00	Acres-Tillable	1,000.00	30,000	100%		30,000
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
					Land Total	87,510

Dwelling Description

Replacement Cost New

Conventional	Two Story	800 Sqft	Grade D 115	Base	60,524
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,126
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,980
Attic	Floor & Stairs			Attic	1,373
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Obsolete	None	Average	Typical	53,791
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	81% 100%	41,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2015	480	D 115	21,414	Avq.	95%	81%	100%	16,478
Unfin Basement	2015	480	D 115	5,355	Avq.	95%	81%	100%	4,120
Open Frame Porch	2015	117	D 115	2,227	Avq.	95%	81%	100%	1,714
Frame BSMT Entry	2015	52	D 115	1,336	Avq.	95%	81%	100%	1,028
Outbuilding Total									23,340

Acpt Land

87,500

Accepted Bldg

64,700

Total

152,200

Easton

Valuation Report

08/22/2016

Name: SWARTZENTRUBER, SAMUEL M. & NAOMI L.

Page 962

Map/Lot:

006-007

Account: 437

Card: 2 of 3

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities Drilled Well
 Street Paved

CLASS Agricultural

Reference 1 B3962P135

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story Barn	2011	5260	D 100	118.624	Avg.	93%	75%	100%	82.740
Canopy	2011	385	D 100	3.005	Avg.	93%	100%	100%	2.795
Frame Shed	2011	260	D 100	2.985	Avg.	93%	80%	100%	2.221
Silo 12 Base/Hi	2013	40	C 100	9.000	Avg.	94%	50%	100%	4.230
Silo 12 Base/Hi	2013	40	C 100	9.000	Avg.	94%	50%	100%	4.230
Silo 12 Base/Hi	2013	40	C 100	9.000	Avg.	94%	50%	100%	4.230
2,080 SFLA						Outbuilding Total			100,446
Accpt Land		0	Accepted Bldg			100,400	Total		100,400

Easton

Valuation Report

08/22/2016

Name: SWARTZENTRUBER, SAMUEL M. & NAOMI L.

Page 963

Map/Lot:

006-007

Account: 437 Card: 3 of 3

Location:

0312 LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Residential
Reference 1 B4881 P208

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Shed	2012	1168	B 100	29,410	Ava.	94%	75%	100%	20,734
2,080 SFLA									
						Outbuilding Total			20,734
Accpt Land			0	Accepted Bldg		20,700	Total		20,700

Easton

Valuation Report

08/22/2016

Name: SWARTZENTRUBER, SAMUEL M. & NAOMI L.

Page 964

Map/Lot:

006-007

Account: 437

Location:

0312 LADNER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	87,500	64,700	152,200	87,500	64,700	152,200
2	0	100,400	100,400	0	100,400	100,400
3	0	20,700	20,700	0	20,700	20,700
TOTAL	87,500	185,800	273,300	87,500	185,800	273,300

Easton

Valuation Report

08/22/2016

Name: SWEENEY, WILLIAM E IV & SHEREE L

Page 965

Map/Lot:

020-006

Account: 468 Card: 1 of 1

Location:

270 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B3887P002

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	9,500.00	8,810	100%		8,810
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.86						Land Total 16,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Oxford M/H	1983	14X72	A 100	36,576	Avq.	25%	100%	100%	9,144
Concrete Pad /CF	1983	1008	C 100	4,240	Avq.	76%	100%	100%	3,222
Wood Deck	2010	80	C 100	694	Avq.	93%	100%	100%	645
Frame Shed	2011	192	D 115	2,535	Avq.	93%	100%	100%	2,358
1.25 S-Gar	2012	1600	C 100	31,647	Avq.	94%	75%	100%	22,311
Frame Shed	2012	640	C 100	8,960	Avq.	94%	80%	100%	6,738
1,008 SFLA									Outbuilding Total 44,418

Accpt Land

16,300

Accepted Bldg

44,400

Total

60,700

Easton
Name: SWEETSER, HEIRS OF HOWARD D

Valuation Report

08/22/2016
Page 966
009-007
FULLER ROAD

Account: 712 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B1814P310

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
5.00	Acres-Rear Land (All)	500.00	2,500	100%		2,500
14.00	Acres-Tillable	1,000.00	14,000	100%		14,000
5.00	Acres-Wasteland	60.00	300	100%		300
Total Acres 25.00				Land Total		26,300
Accpt Land		26,300	Accepted Bldg	0	Total	26,300

Easton
Name: TAYLOR, DANNY P.

Valuation Report

08/22/2016

Page 967

Map/Lot:

007-013

Account: 566 Card: 1 of 1

Location:

570 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 01/06/2015
Sale Price 9,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.21	Acres-Rear Land (All)	500.00	105	100%		105
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.21 Land Total						17,105

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	432 Sqft	Grade D 100	Base	36,228
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-605
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	Partial			Insulation	-149
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Poor	Typical	35,474
Functional Obsolescence						Value(Rcnld)
Incomplete		None		Phys. % 30%	Func. % 76%	
					Econ. % 100%	8,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1900	288	D 100	13,965	Poor	30%	76%	100%	3,184
Unfin Basement	1900	216	D 100	2,094	Poor	30%	76%	100%	477
Wood Deck	1900	80	D 100	569	Poor	30%	76%	100%	130
648 SFLA									
Outbuilding Total									3,791

Accpt Land

17,100

Accepted Bldg

11,900

Total

29,000

Easton

Valuation Report

08/22/2016

Name: TAYLOR, LEE H

Page 968

TAYLOR, MARLYN J

Map/Lot:

018-020

Account: 713 Card: 1 of 1

Location:

59 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1842P274

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 14 14 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	9,500.00	7,776	100%		7,776
1,200	\$/SF -Pavement	2.50	3,000	75%	Condition	2,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.67					Land Total	17,526

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,063 Sqft	Grade C 100	Base	72,623
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,162
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	73,561
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Dirt Floor Bsmt	None	70%	86%	100%	44,284	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	175	C 100	8,279	Avq+	70%	86%	100%	4,984
Unfinished Attic	1880	175	C 100	2,828	Avq+	70%	92%	100%	1,822
One Story Frame	1880	96	C 100	4,542	Avq+	70%	86%	100%	2,734
Encl Frame Porch	1880	48	C 100	1,944	Avq+	70%	86%	100%	1,170
Open Frame Porch	1880	24	C 100	752	Avq+	70%	92%	100%	484
Frame Bay Window	1880	36	C 100	2,621	Avq+	70%	86%	100%	1,578
One Story Frame	1880	310	C 100	14,665	Avq+	70%	86%	100%	8,828
Encl Frame Porch	1880	310	C 100	7,942	Avq+	70%	86%	100%	4,781
Open Frame Porch	1880	80	C 100	1,721	Avq+	70%	92%	100%	1,109
Frame Garage	1930	672	C 100	12,619	Avq.	60%	100%	100%	7,571
2,835 SFLA									
Outbuilding Total									35,061

Acpt Land

17,500

Accepted Bldg

79,300

Total

96,800

Easton

Valuation Report

08/22/2016

Name: THOMPSON, JASON L

Page 969

OCLAIR THOMPSON, HEIDI

Map/Lot:

018-056

Account: 255 Card: 1 of 1

Location:

32 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/01/1996
 Sale Price 44,330
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B2877P175
 Reference 2 M2478P095 M2786P197
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	9,500.00	7,540	100%		7,540
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.63					Land Total	15,040

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	550 Sqft	Grade D 115	Base	48,172
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	48,172
Functional Obsolescence						Value(Rcnld)
Dirt Floor Bsmt		None		Phys. % 70%	Func. % 92%	31,023
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
1 & 1/2 Story Fr	1900	192	D 115	12,420	Avq+	70%
Frame Shed	1900	208	D 115	2,746	Avq+	70%
Open Frame Porch	1900	15	D 115	561	Avq+	70%
Wood Deck	1900	113	D 115	881	Avq+	70%
2S Frame Garage	1900	676	D 100	18,013	Avq+	70%
Frame Shed	1900			----- S O U N D V A L U E -----		
1,250 SFLA						50
Outbuilding Total						21,234
Acpt Land		15,000	Accepted Bldg		52,300	Total
						67,300

Easton
Name: TIBBETTS, ADAM

Valuation Report

08/22/2016

Page 970

Map/Lot:

013-003

Account: 393 Card: 1 of 1

Location:

400 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4015P150
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/01/2000
Sale Price 57,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	9,500.00	6,650	100%		6,650
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.49						Land Total 14,150

Dwelling Description

Replacement Cost New

Conventional	One Story	1,104 Sqft	Grade D 110	Base	42,502
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,010
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,894
Attic	Floor & Stairs			Attic	1,620
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-502
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Fair	Typical	46,524
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	100%	100%
						Value(Rcnld)
						18,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1940	16	D 110	1,051	Fair	40%	100%	100%	420
Wood Deck	1986	35	D 110	332	Avq.	81%	100%	100%	269
Unfinished Attic	1968	605	D 110	3,854	Avq.	72%	100%	100%	2,775
One Story Frame	1968	605	D 110	25,816	Avq.	72%	100%	100%	18,588
Unfin Basement	1968	605	D 110	6,455	Avq.	72%	100%	100%	4,648
Wood Deck	1940	24	D 110	259	Fair	40%	100%	100%	104
1,725 SFLA									
Outbuilding Total									26,804

Acpt Land

14,200

Accepted Bldg

45,400

Total

59,600

Map/Lot:

007-069-A

Account: 717 Card: 1 of 1

Location:

7 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS	Residential
Reference 1	B1260P189

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date	0	Y Coordinate	0
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Exemption(s)	1 0 0	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Outbuildings/Additions/Improvements

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Double Wide MH	1976	26X40	C 100	41,396	Fair	15%	100%	100%	6,209
Unfin Basement	1976	1040	C 100	12,300	Avg.	76%	100%	100%	9,348
Wood Deck	2012	444	C 100	3,344	Avg.	94%	100%	100%	3,143
Frame Garage	1998	672	C 100	12,619	Avg.	87%	100%	100%	10,979
Frame Shed	1976			- - - - S O U N D V A L U E - - - -				400	
1,040 SFLA						Outbuilding Total			30,079

Accpt Land

17,000

Accepted Bldg

30,100

Total

47,100

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, CHRISTY J

Page 972

TOMPKINS, WILFRED J

Map/Lot:

018-028

Account: 665 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2546P255 B3322P026

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.16	Acres-Rear Land (All)	500.00	80	100%		80
1.750	\$/SF -Pavement	2.50	4,375	75%	Condition	3,281
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.16 Land Total						20,361

Dwelling Description

Replacement Cost New

Conventional	Two Story	480 Sqft	Grade D 115	Base	47,319
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-727
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	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	48,572
Functional Obsolescence						
None		None		Phys. %	Func. % Econ. %	Value(Rcnld)
				60%	100%	29,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 Story Fr	1920	315	D 115	23,165	Avq.	60%	100%	100%	13,899
Two Story Frame	1995	144	D 115	11,863	Avq.	85%	100%	100%	10,084
Wood Deck	1992	144	D 115	1,095	Avq.	84%	100%	100%	920
Canopy	1920	105	D 115	942	Avq.	60%	100%	100%	565
Frame Garage	1920	616	C 100	11,696	Avq+	70%	100%	100%	8,187
Frame Shed	1920			----- S O U N D V A L U E -----					250
Unfin Basement	1920	315	D 115	3,512	Avq.	60%	100%	100%	2,107
1,799 SFLA									
Outbuilding Total									36,012

Acpt Land

20,400

Accepted Bldg

65,200

Total

85,600

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, CODY J & MICHAELA R BRAGG JT

Page 973

Map/Lot:

005-003

Account: 773

Card: 1 of 1

Location:

265 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Date 12/03/2015
Sale Price 40,000Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellSeptic System
Street PavedSale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length SaleCLASS Residential
Reference 1 B1022P744Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.20	Acres-Rear Land (All)	500.00	100	100%		100
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.20						Land Total 17,100

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	700 Sqft	Grade D 110	Base	49,571
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-265
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	51,200
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	30,720	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Encl Frame Porch	1940	170	D 110	4,274 Avq.	60% 100% 100%	2,564
Frame Garage	1940	576	C 100	11,036 Fair	40% 100% 100%	4,414
1,220 SFLA					Outbuilding Total	6,978

Acpt Land

17,100

Accepted Bldg

37,700

Total

54,800

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, DALE

Page 974

TOMPKINS, WILFRED & CHRISTY JT

Map/Lot:

022-005

Account: 368 Card: 1 of 1

Location:

351 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/2005

Sale Price 47,000

Sale Type Land & Buildings

Financing Conventional

Verified Public Record

Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B4146P246

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	90%	Topoogrphv	8,550
0.06	Acres-Rear Land (All)	500.00	30	100%		30
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.06						Land Total 16,080

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	480 Sqft	Grade D 110	Base	43,426
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-1,390
Fin. Basement Area	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	Partial			Insulation	-212
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Below Average	Typical	41,824
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 50%	Func. % 95%	19,866
Economic Obsolescence						
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Garage	1988	784	C 100	14,465	Avq.	82%
840 SFLA						90%
Outbuilding Total						10,675

Acpt Land

16,100

Accepted Bldg

30,500

Total

46,600

Easton
Name: TOMPKINS, DEBORA J & TRENT M

Valuation Report

08/22/2016

Page 975

Map/Lot:

008-011-F

Account: 725 Card: 1 of 1

Location:

615 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B5056P063

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.30	Acres-Rear Land (All)	500.00	2,150	100%		2,150
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.30						Land Total 19,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Skyline M/H	1980	14X66	A 100	34,101	Avq-	20%	100%	100%		6,820
Concrete Pad /CF	1980	924	C 100	3,928	Avq.	75%	100%	100%		2,946
Wood Deck	2004	96	C 100	811	Avq.	90%	100%	100%		730
Frame Shed	1980									2,000
One Story Frame	2015	504	D 100	19,552	Avq-	90%	95%	100%		16,717
1,428 SFLA										
Outbuilding Total										29,213

Accpt Land

19,200

Accepted Bldg

29,200

Total

48,400

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, JOSEPH J

Page 976

TOMPKINS, TAMMY L

Map/Lot:

008-011-D

Account: 973

Card: 1 of 1

Location:

50 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Sale Date 03/01/2005

Zoning/Use Residential

Sale Price 37,500

Topography Rolling

Sale Type Land Only

Utilities Drilled WellSeptic System

Financing Unknown

Street Paved

Verified Public Record

Validity Arms Length Sale

CLASS Residential

Reference 1 B4103P020 B4606P114

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
46.00	Acres-Rear Land (All)	500.00	23,000	100%		23,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 47.00					Land Total	40,000

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,224 Sqft	Grade C 110	Base	61,494
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	61,494
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	92%	95%	100%	53,746	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	2010	340	C 110	17,694 Avq.	93% 100% 100%	
Canopy	2010	147	C 110	1,540 Avq.	93% 100% 100%	
Open Frame Porch	2010	94	C 110	2,159 Avq.	93% 100% 100%	
Frame Garage	2010	773	C 110	15,712 Avq.	93% 80% 100%	
Encl Frame Porch	2013	352	C 110	9,794 Avq.	94% 95% 100%	
Wood Deck	2013	160	C 110	1,404 Avq.	94% 100% 100%	
Frame Shed	2008			---- S O U N D V A L U E ----		
Frame Garage	2013	960	C 110	19,104 Avq.	94% 100% 100%	
Frame Shed	2013	1440	E 100	10,080 Avq.	94% 55% 100%	
Canopy	2013	400	E 100	1,904 Avq.	94% 100% 100%	
1,916 SFLA					Outbuilding Total	
					67,410	

Acpt Land

40,000

Accepted Bldg

121,200

Total

161,200

Easton
Name: TOMPKINS, LISA S

Valuation Report

08/22/2016

Page 977

Map/Lot:

018-041-A

Account: 727 Card: 1 of 1

Location:

66 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 02/01/1989
Sale Price 38,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Old Multi-Family
Reference 1 B2168P252 B4946P214

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.75	Acres-Rear Land (All)	500.00	375	100%		375
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.75						Land Total 17,375

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,216 Sqft	Grade D 115	Base	71,391
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-1,445
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,156
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Old Type	Old Type	Average	Typical	70,770
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	93%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
One Story Frame	1880	48	D 115	2,141	Avq.	60%
Encl Frame Porch	1880	392	D 115	9,259	Avq.	60%
Encl Frame Porch	1880	98	D 115	2,913	Avq.	60%
2S Frame Shed	1880	320	D 115	6,611	Avq.	60%
2,362 SFLA						
Outbuilding Total						11,161
Acpt Land		17,400	Accepted Bldg		50,700	Total
						68,100

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, SAMUEL A

Page 978

TOMPKINS, RIQUI L

Map/Lot:

008-020

Account: 375 Card: 1 of 4

Location:

136 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/1996
Sale Price	26,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS	Residential
Reference 1	B2928P216 B3139P040
Reference 2	31 & 33 ACRES PRO-RATED
Tran/Land/Bldg	1 1 1
Recertified Date	0 Y Coordinate 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
17.71	Acres-Rear Land (All)	500.00	8,855	100%		8,855
4.50	Acres-Tillable	1,000.00	4,500	100%		4,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 23.21						Land Total 30,355

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,076 Sqft	Grade D 115	Base	66,083
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,104
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,320
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,640
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Below Average	Typical	68,939			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		50%	100%	100%			
						Value(Rcnld)			
						34,470			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1931	384	D 115	21,414	Avq-	50%	100%	100%	10,707
Encl Frame Porch	1900	120	D 115	3,389	Avq-	50%	100%	100%	1,694
Open Frame Porch	1900	120	D 115	2,276	Avq-	50%	100%	100%	1,138
One Story Frame	1900	108	D 115	4,818	Avq-	50%	100%	100%	2,409
One Story Frame	1900	18	D 115	802	Avq-	50%	100%	100%	401
Frame Bay Window	1900	8	D 115	549	Avq-	50%	100%	100%	274
1,868 SFLA									Outbuilding Total 16,623

Acpt Land

30,400

Accepted Bldg

51,100 Total

81,500

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, SAMUEL A

Page 979

TOMPKINS, RIQUI L

Map/Lot:

008-020

Account: 375 Card: 2 of 4

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/1996
Sale Price	26,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS Agricultural
Reference 1 B2928P216 B3139P040
Reference 2 31 & 33 ACRES PRO-RATED
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func Econ	Rcnld
Frame Shed	1900			----	S O U N D	V A L U E	----	1.000
1,868 SFLA								1.000
Accpt Land							0	Accepted Bldg
							1,000	Total
								1,000

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, SAMUEL A

Page 980

TOMPKINS, RIQUI L

Map/Lot:

008-020

Account: 375 Card: 3 of 4

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/1996
Sale Price	26,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS	Agricultural
Reference 1	B2928P216 B3139P040
Reference 2	31 & 33 ACRES PRO-RATED
Tran/Land/Bldg	1 1 98
Recertified Date	0
Exemption(s)	Y Coordinate 0
	Land Schedule 1

Accpt Land

Accepted Bldg

Total

0

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, SAMUEL A

Page 981

TOMPKINS, RIQUI L

Map/Lot:

008-020

Account: 375 Card: 4 of 4

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 07/01/1996
Sale Price 26,250
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

CLASS Agricultural
 Reference 1 B2928P216 B3139P040
 Reference 2 31 & 33 ACRES PRO-RATED
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1920			----	S O U N D				200
1,868 SFLA									200
Accpt Land									
					0				
Accepted Bldg						200			
							Total		200

Easton

Valuation Report

08/22/2016

Name: TOMPKINS, SAMUEL A

Page 982

TOMPKINS, RIQUI L

Map/Lot:

008-020

Account: 375

Location:

FULLER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	30,400	51,100	81,500	30,400	51,100	81,500
2	0	1,000	1,000	0	1,000	1,000
3	0	0	0	0	0	0
4	0	200	200	0	200	200
TOTAL	30,400	52,300	82,700	30,400	52,300	82,700

Easton
Name: TOMPKINS, WILFRED J & CHRISTY J

Valuation Report

JT

08/22/2016

Page 983

Map/Lot:

001-028-A

Account: 234 Card: 1 of 1

Location:

370 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4626P077

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 09/10/2008
Sale Price 61,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.50	Acres-Rear Land (All)	500.00	250	100%		250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.50						Land Total 17,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	55,194
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	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
1990	0	Typical	Typical	Average	Typical	55,194
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						45,811
None						
Phys. %						83%
Func. %						100%
Econ. %						100%

Outbuildings/Additions/Improvements				Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	
One Story Frame	1990	168	C 100	7,948	Avq.	83%	100%	6,597
Unfin Basement	1990	168	C 100	1,987	Avq.	83%	100%	1,649
Open Frame Porch	1990	24	C 100	752	Avq.	83%	100%	624
Frame Garage	1997	576	C 100	11,036	Avq.	86%	80%	7,593
Wood Deck	2011	160	C 100	1,277	Avq.	93%	100%	1,188
Frame Shed	1990			---- SOUND VALUE ----				350
Frame Shed	1990			---- SOUND VALUE ----				300
1,368 SFLA				Outbuilding Total				18,301

Acpt Land

17,300

Accepted Bldg

64,100

Total

81,400

Easton

Valuation Report

08/22/2016

Name: TOWLE, STEPHEN M

Page 984

TOWLE, GLORIA J

Map/Lot:

008-010

Account: 776 Card: 1 of 1

Location:

645 HOULTON ROAD

Neighborhood 1 Resident/Agric.
 Tree Growth 1982
 Zoning/Use Residential
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

CLASS Residential

Reference 1 B2395P228

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 2019 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
10.00	Acres-Rear Land (All)	500.00	5,000	100%		5,000
22.00	Acres-Softwood-TG	120.00	2,640	100%		2,640
18.00	Acres-Mixed Wood-TG	165.00	2,970	100%		2,970
29.00	Acres-Hardwood-TG	181.00	5,249	100%		5,249
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 80.00						Land Total 32,859

Dwelling Description

Replacement Cost New

Contemporary	Two Story	575 Sqft	Grade B 115	Base	76,234
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-8,014
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,964
Attic	None			Attic	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	1992	Typical	Typical	Excellent	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	95%	100%	59,341	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1975	586	B 115	38,896	Exc.	89%	95%	100%	32,886
One Story Frame	1998	400	B 115	26,550	Avq.	87%	95%	100%	21,943
Two Story Frame	1975	200	B 115	24,513	Exc.	89%	95%	100%	20,726
One Story Frame	1975	120	B 115	7,965	Exc.	89%	95%	100%	6,735
Wood Deck	1992	120	B 115	1,383	Avq.	84%	100%	100%	1,162
Frame Garage	1977	616	C 100	11,696	Avq.	76%	100%	100%	8,889
Greenhouse	2004	128	C 100	4,909	Avq.	90%	100%	100%	4,418
Canopy	1977	132	C 100	1,257	Avq.	76%	100%	100%	955
2 Story Barn	1991	768	C 100	27,339	Avq.	83%	100%	100%	22,691
2,656 SFLA									
Outbuilding Total									120,405

Accpt Land

32,900

Accepted Bldg

179,700 Total

212,600

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 985

Map/Lot:

018-024

Location:

CENTER ROAD

Account: 65 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/01/1998
Sale Price	6,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

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

CLASS Residential
Reference 1 B3225P090

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Baselot (Fract)	9,500.00	5,116	90%	Topoqraphv	4,604
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.29					Land Total	12,104

Accpt Land	12,100	Accepted Bldg	0	Total	12,100
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Easton

Valuation Report

08/22/2016

Name: TOWN OF EASTON

Page 986

TAX ACQUIRED - REDICAN, ZOE

Map/Lot:

010-022

Account: 70 Card: 1 of 1

Location:

0 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/01/1992

Sale Price 300

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Related Parties

Zoning/Use Residential
Topography RollingAbove Street
Utilities None
Street Paved

CLASS Residential

Reference 1 B2480P139

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 63 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Baselot (Fract)	9,500.00	6,008	25%	Size/Shape	1,502
Total Acres 0.40				Land Total		1,502

Accpt Land

1,500

Accepted Bldg0 **Total**

1,500

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 987

Map/Lot:

004-020-J

Location:

DUNCAN DRIVE

Account: 102 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/04/2013
Sale Price	5,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Proposed

CLASS Residential
Reference 1 B5167P052

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%	Access	9,500
0.12	Acres-Rear Land (All)	500.00	60	100%		60
Total Acres 1.12					Land Total	9,560

Accpt Land	9,600	Accepted Bldg	0	Total	9,600
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 988

Map/Lot:

018-044

Account: 123 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography Level
Utilities None
Street Paved

CLASS Commercial
Reference 1 B2499P110-22
Reference 2 SEE B3163P225 FOR WEST BOUNDARY
Tran/Land/Bldg 1 7 25
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
0.07	Acres-Rear Land (All)	500.00	35	100%		35
12,000	\$/SF -Pavement	2.50	30,000	75%	Condition	22,500
Total Acres 1.07						Land Total 41,535

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Auto Service /0	1960	1500	C 100	158,450	Exc.	85%	75%	100%	101,012
One Story Frame	1960	900	C 100	42,578	Exc.	87%	100%	100%	37,043
900 SFLA						Outbuilding Total			138,055
Accpt Land		41,500	Accepted Bldg		138,100	Total			179,600

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 989

Map/Lot:

018-051

Location:

STATION ROAD

Account: 345 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 12/01/2005
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B5191P217

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Baselot (Fract)	9,500.00	7,600	100%		7,600
1.00	# -Lot Improvement	7,500.00	7,500	75%	Environmen	5,625
Total Acres 0.64					Land Total	13,225

Accpt Land

13,200

Accepted Bldg

0 **Total**

13,200

Easton

Valuation Report

08/22/2016

Name: TOWN OF EASTON

Page 990

TAX ACQUIRED - HOLMES, LANCE & LISA

Map/Lot:

002-005-A-ON

Account: 369

Card: 1 of 1

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/01/1992
Sale Price	4,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

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

CLASS Mobile Home
 Reference 1 1974 14X60 FESTIVAL

Reference 2
 Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) 63 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Festival M/H	1974			----	SOUND		VALUE----			1,000
Outbuilding Total										1,000
Accpt Land			0	Accepted Bldg			1,000	Total		1,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 991

Map/Lot:

017-006

Location:

STATION ROAD

Account: 554 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level
Utilities Drilled WellNone
Street Paved

CLASS Residential

Reference 1 B4211P085

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Baselot (Fract)	9,500.00	6,008	100%		6,008
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.40					Land Total	9,383

Accpt Land	9,400	Accepted Bldg	0	Total	9,400
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 992

Map/Lot:

017-022

Location:

STATION ROAD

Account: 555 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B4211P085

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	9,500.00	4,556	100%		4,556
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.23					Land Total	12,056

Accpt Land

12,100

Accepted Bldg

0

Total

12,100

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 993

Map/Lot:

018-050

Location:

STATION ROAD

Account: 649 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 11/01/1999
Sale Price 55,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	9,500.00	4,556	100%		4,556
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.23					Land Total	12,056

Accpt Land	12,100	Accepted Bldg	0	Total	12,100
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 994

Map/Lot:

007-045

Account: 726 Card: 1 of 1

Location:

35 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingAbove Street
Utilities Drilled WellCesspool
Street Paved

CLASS Residential
Reference 1 B4743P212

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Sale Data
Sale Date 08/10/2009
Sale Price 2,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite	9,500.00	760	75%	Topoqraphy	570
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
Total Acres 0.08					Land Total	4,320

Dwelling Description

Replacement Cost New

Conventional	One Story	400 Sqft	Grade D 115	Base	29,741
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,598
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-845
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-106
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Fair	Typical	23,192
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	100%	100%	9,277	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	20	D 115	1,229	Fair	40%	100%	100%	492
One Story Frame	1997	220	D 115	9,815	Fair	40%	100%	100%	3,926
Frame Shed	1960								500
640 SFLA									
Outbuilding Total									4,918

Acpt Land

4,300

Accepted Bldg

14,200

Total

18,500

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 995
008-044
FULLER ROAD

Account: 730 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3070P042 B3260P203
Reference 2 LOT 4 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07			Land Total			10,035
Accpt Land		10,000	Accepted Bldg		0	Total
						10,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 996

Map/Lot:

016-006

Location:

STATION ROAD

Account: 732 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingBelow Street
Utilities None
Street Paved

CLASS Residential
Reference 1 B1674P204

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Baselot (Fract)	9,500.00	5,027	25%	Size/Shape	1,257
Total Acres 0.28				Land Total		1,257
Accpt Land	1,300	Accepted Bldg	0	Total		1,300

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 997

Map/Lot:

018-006

Location:

CENTER ROAD

Account: 733 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1520P171

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Baselot (Fract)	9,500.00	4,844	25%	Size/Shape	1,211
Total Acres 0.26				Land Total		1,211

Accpt Land

1,200

Accepted Bldg

0 **Total**

1,200

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 998

Map/Lot:

018-008

Location:

CENTER ROAD

Account: 734 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Baselot (Fract)	9,500.00	8,117	100%		8,117
Total Acres 0.73				Land Total		8,117

Accpt Land	8,100	Accepted Bldg	0	Total	8,100
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 999

Map/Lot:

018-011

Account: 735 Card: 1 of 1

Location:

FRYPAN ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B2043P307

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Baselot (Fract)	9,500.00	4,031	25%	Size/Shape	1,008
Total Acres 0.18				Land Total		1,008
Accpt Land	1,000	Accepted Bldg	0	Total		1,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1000
018-046
CENTER ROAD

Account: 737 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

CLASS Commercial
Reference 1 B1811P293
Reference 2
Tran/Land/Bldg 1 2 17
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	9,500.00	3,291	200%	Environmen	6,582
2,500	\$/SF -Pavement	2.50	6,250	100%		6,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.12						Land Total 20,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Med.Clinic /0	1990	1472	C 100	235,108	Good	83%	100%	100%		195,140
Open Frame Porch	1990	96	C 100	1,998	Good	88%	100%	100%		1,758
Outbuilding Total										196,898

Accpt Land	20,300	Accepted Bldg	196,900	Total	217,200
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1001
008-045
FULLER ROAD

Account: 739 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3070P042 B3260P203
Reference 2 LOT 5 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07				Land Total		10,035
Acpt Land		10,000	Accepted Bldg	0	Total	10,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1002

Map/Lot:

018-052

Account: 740 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Old Multi-Family

Reference 1 B1397P34

Reference 2

Tran/Land/Bldg 1 7 5

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
1.00	Acres-Rear Land (All)	500.00	500	100%		500
2.23	Acres-Tillable	1,000.00	2,230	100%		2,230
6,000	\$/SF -Pavement	2.50	15,000	100%		15,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.23 Land Total						44,230

Dwelling Description

Replacement Cost New

Conventional	Two Story	3,040 Sqft	Grade C 100	Base	163,828
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	29				
Bedrooms	14	Add Fixtures	0		
Baths	7	Half Baths	0	Plumbing	16,800
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1975	Typical	Typical	Average	Typical	180,628
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None		None		60%	91%	100%
						98,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
									Rcnld
Open Frame Porch	1930	54	C 100	1,271	Avq.	60%	100%	100%	763
Encl Frame Porch	1930	54	D 100	1,707	Avq.	60%	91%	100%	932
6,134 SFLA									
Outbuilding Total									1,695

Acpt Land

44,200

Accepted Bldg

100,300 Total

144,500

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1003
008-046
FULLER ROAD

Account: 741 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3070P042 B3260P203
Reference 2 LOT 6 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07				Land Total		10,035
Acpt Land		10,000	Accepted Bldg	0	Total	10,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1004

Map/Lot:

018-059

Location:

STATION ROAD

Account: 742 Card: 1 of 1

Neighborhood 11 Comm./Ind.

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

CLASS Institutional

Reference 1 B1261P170

Reference 2

Tran/Land/Bldg 1 7 77

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	9,500.00	5,374	200%	Environmen	10,748
5.000	\$/SF -Pavement	2.50	12,500	100%		12,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.32					Land Total	30,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fraternal Bldg/0	1920	1728	D 115	208,614	Avq.	60%	100%	100%	125,168
Encl Frame Porch	1920	72	D 115	2,352	Avq.	60%	100%	100%	1,411
Wood Deck	1920	48	D 115	436	Avq.	60%	100%	100%	262
Encl Frame Porch	1920	180	D 115	4,683	Avq.	60%	100%	100%	2,810
Wood Deck	1920	48	D 115	436	Avq.	60%	100%	100%	262
Wood Deck	1920	32	D 115	325	Avq.	60%	100%	100%	195
Wood Deck	1920	32	D 115	325	Avq.	60%	100%	100%	195
Frame Shed	0								1,000
252 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									131,303

Accpt Land

30,700

Accepted Bldg

131,300

Total

162,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1005

Map/Lot:

018-060-A

Location:

STATION ROAD

Account: 743 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/1987

Sale Price 2,200

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B1989P178

Reference 2
Tran/Land/Bldg 1 7 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Fract)	9,500.00	4,556	100%		4,556
Total Acres 0.23				Land Total		4,556

Accpt Land	4,600	Accepted Bldg	0	Total	4,600
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1006
008-047
FULLER ROAD

Account: 744 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3070P042 B3260P203
Reference 2 LOT 7 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07				Land Total		10,035
Acpt Land		10,000	Accepted Bldg	0	Total	10,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1007
018-065
CENTER ROAD

Account: 745 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

CLASS Institutional
Reference 1 FIRE STATION - TOWN OFFICE
Reference 2
Tran/Land/Bldg 1 7 89
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	9,500.00	8,227	200%	Environmen	16,454
14,000	\$/SF -Pavement	2.50	35,000	100%		35,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.75						Land Total 58,954

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1s Office /0	1959	1200	C 100	132.858	Avg.	60%	100%	100%		79,715
Unfin Basement	1959	1200	C 100	14.193	Avg.	67%	100%	100%		9,509
Fire Station /0	1959	3300	C 100	357.900	Avg.	60%	75%	100%		161,055
Unfin Basement	1959	3300	C 100	39.030	Avg.	67%	100%	100%		26,150
Outbuilding Total										276,429
Acpt Land		59,000	Accepted Bldg			276,400	Total			335,400

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1008
019-015
CENTER ROAD

Account: 746 Card: 1 of 2 Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

CLASS Institutional
Reference 1 SCHOOL

Reference 2
Tran/Land/Bldg 1 7 83

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
24.00	Acres-Rear Land (All)	500.00	12,000	100%		12,000
25.000	\$/SF -Pavement	2.50	62,500	100%		62,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 25.00						Land Total 101,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
School	/0	1942	11122	C 100	3,097,667	Avg.	60%	100%	100%	1,858,600
Gvm	/0	1942	8750	C 100	2,064,356	Avg.	60%	100%	100%	1,238,614
1s Office	/0	1942	1125	C 100	124,555	Avg.	60%	100%	100%	74,733
Unf.Bmt.	/0	1942	1125	C 100	19,602	Avg.	60%	100%	100%	11,761
Canopy		1942	152	C 100	1,447	Avg.	60%	100%	100%	868
Unfin Basement		1942	2187	C 100	25,866	Avg.	60%	100%	100%	15,520
Outbuilding Total										3,200,096

Acpt Land	101,000	Accepted Bldg	3,200,100	Total	3,301,100
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1009
019-015
CENTER ROAD

Account: 746 Card: 2 of 2 Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

CLASS Agricultural
Reference 1 SCHOOL

Reference 2
Tran/Land/Bldg 1 1 83

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
School	/0	1969	28583	C 100	7,909,046	Avg.	60%	100%	100%	4,745,428
Gym	/0	1969	11375	C 100	2,673,762	Avg.	60%	100%	100%	1,604,257
Outbuilding Total									6,349,685	
Accpt Land			0	Accepted Bldg		6,349,700	Total		6,349,700	

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1010
019-015
CENTER ROAD

Account: 746

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	101,000	3,200,100	3,301,100	101,000	3,200,100	3,301,100
2	0	6,349,700	6,349,700	0	6,349,700	6,349,700
TOTAL	101,000	9,549,800	9,650,800	101,000	9,549,800	9,650,800

08/22/2016
Page 1011
018-060-ON
CENTER ROAD

Map/Lot:
Location:

Accpt Land	0	Accepted Bldg	20,200	Total	20,200
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1012
018-031-A
CENTER ROAD

Account: 748 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level
Utilities None
Street Paved

CLASS Residential
Reference 1 B2293P34

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Baselot (Fract)	9,500.00	4,654	100%		4,654
Total Acres 0.24				Land Total		4,654
Accpt Land		4,700	Accepted Bldg	0	Total	4,700

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1013

Map/Lot:

023-011

Location:

PERRY ROAD

Account: 759 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/23/2006
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5127P121

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.50	Acres-Rear Land (All)	500.00	250	100%		250
Total Acres 1.50					Land Total	9,750

Accpt Land	9,800	Accepted Bldg	0	Total	9,800
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1014

Map/Lot:

002-008

Location:

HERSOM ROAD

Account: 766 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Baselot (Fract)	9,500.00	7,718	50%	Size/Shape	3,859
Total Acres 0.66				Land Total		3,859

Accpt Land	3,900	Accepted Bldg	0	Total	3,900
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1015

Map/Lot:

004-019

Account: 767 Card: 1 of 2

Location:

ROUTE 10

OFF

Neighborhood 11 Comm./Ind.

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

CLASS Institutional

Reference 1 B2043P301

Reference 2

Tran/Land/Bldg 1 7 25

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	150%	Access	14,250
28.36	Acres-Rear Land (All)	500.00	14,180	100%		14,180
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 29.36						Land Total 35,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Auto Service /0	1989	8000	C 100	845.064	Avq.	72%	75% 100%	456,334
Outbuilding Total								456,334

Accpt Land

35,900

Accepted Bldg

456,300

Total

492,200

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1016

Map/Lot:

004-019

Account: 767 Card: 2 of 2

Location:

ROUTE 10

OFF

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography Rolling
Utilities
Street Gravel

CLASS Institutional

Reference 1 B2043P301

Reference 2

Tran/Land/Bldg 1 7 89

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Storage Bldg /0	1987	4800	C 100	190,397	Avg.	71%	75%	100%	101,386
Outbuilding Total									101,386
Accpt Land			0	Accepted Bldg			101,400	Total	101,400

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1017

Map/Lot:

004-019

Location:

ROUTE 10

OFF

Account: 767

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	35,900	456,300	492,200	35,900	456,300	492,200
2	0	101,400	101,400	0	101,400	101,400
TOTAL	35,900	557,700	593,600	35,900	557,700	593,600

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1018

Map/Lot:

004-039

Location:

CENTER ROAD

Account: 769 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LowSwampy
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Baselot (Fract)	9,500.00	3,917	10%	Size/Shape	392
Total Acres 0.17				Land Total		392

Accpt Land	400	Accepted Bldg	0	Total	400
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1019

Map/Lot:

004-042

Location:

CENTER ROAD

Account: 770 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Baselot (Fract)	9,500.00	3,679	25%	Size/Shape	920
Total Acres 0.15				Land Total		920

Accpt Land	900	Accepted Bldg	0	Total	900
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1020

Map/Lot:

008-002

Location:

HOULTON ROAD

Account: 772 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Commercial

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
150.00	Acres-Rear Land (All)	500.00	75,000	100%		75,000
Total Acres 151.00				Land Total		84,500

Accpt Land	84,500	Accepted Bldg	0	Total	84,500
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Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1021

Map/Lot:

018-009

Location:

FRYPAN ROAD

Account: 791 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 TAX ACQUIRED FROM VAHLSING INC
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) 63 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Baselot (Fract)	9,500.00	7,540	25%	Size/Shape	1,885
Total Acres 0.63				Land Total		1,885
Accpt Land	1,900	Accepted Bldg	0	Total		1,900

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1022
008-052
FULLER ROAD

Account: 857 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B3070P042 B3260P203
Reference 2 LOT 12 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07			Land Total			10,035
Acpt Land		10,000	Accepted Bldg		0	Total
						10,000

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1023

Map/Lot:

004-020-001

Location:

MOOSE MEADOWS

Account: 868 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5167P056

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.32	Acres-Rear Land (All)	500.00	160	100%		160
Total Acres 1.32				Land Total		9,660
Accpt Land		9,700	Accepted Bldg		0	Total
						9,700

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1024

Map/Lot:

004-020-002

Location:

MOOSE MEADOWS

Account: 881 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5167P056

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.17	Acres-Rear Land (All)	500.00	85	100%		85
Total Acres 1.17				Land Total		9,585
Accpt Land		9,600	Accepted Bldg		0	Total
						9,600

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1025

Map/Lot:

004-020-003

Location:

MOOSE MEADOWS

Account: 882 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5167P056

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.17	Acres-Rear Land (All)	500.00	85	100%		85
Total Acres 1.17			Land Total			9,585
Accpt Land		9,600	Accepted Bldg		0	Total
						9,600

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1026

Map/Lot:

004-020-006

Location:

MOOSE MEADOWS

Account: 885 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5167P056

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Fract)	9,500.00	8,655	100%		8,655
Total Acres 0.83				Land Total		8,655
Accpt Land		8,700	Accepted Bldg		0	Total
						8,700

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1027

Map/Lot:

004-020-009

Location:

MOOSE MEADOWS

Account: 888 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5167P056

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Baselot (Fract)	9,500.00	8,497	100%		8,497
Total Acres 0.80				Land Total		8,497
Accpt Land		8,500	Accepted Bldg		0	Total
						8,500

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016

Page 1028

Map/Lot:

004-020-010

Location:

MOOSE MEADOWS

Account: 889 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

Reference 1 B5167P056

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Baselot (Fract)	9,500.00	8,497	100%		8,497
Total Acres 0.80				Land Total		8,497
Accpt Land		8,500	Accepted Bldg		0	Total
						8,500

Easton
Name: TOWN OF EASTON

Valuation Report

08/22/2016
Page 1029

Account: 2000 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential

Topography

Utilities

Street Street Surface

Reference 1 FILE TRANFERED BANGOR TO EASTON

Reference 2

Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: TOWN OF EASTON - INHABITANTS

Valuation Report

08/22/2016
Page 1030
018-025
CENTER ROAD

Account: 622 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4937P012

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Baselot (Fract)	9,500.00	5,539	75%	Topoqraphv	4,155
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.34			Land Total			11,655
Accpt Land		11,700	Accepted Bldg		0	Total
						11,700

Easton
Name: TOWN OF EASTON - INHABITANTS

Valuation Report

08/22/2016
Page 1031
023-003
PERRY DRIVE

Account: 751 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B4987P202

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Sale Data
Sale Date 11/21/2006
Sale Price 5,460
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.40	Acres-Rear Land (All)	500.00	200	100%		200
Total Acres 1.40				Land Total		9,700

Accpt Land	9,700	Accepted Bldg	0	Total	9,700
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Easton

Valuation Report

08/22/2016

Name: TOWN OF EASTON - TAX ACQUIRED

Page 1032

JOHNSTON, CAROL (IN POSSESSION)

Map/Lot:

001-022

Account: 395 Card: 1 of 1

Location:

172 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B0992P196

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,184 Sqft	Grade D 100	Base	40,384
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-272
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Fair	Typical	40,112
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Damage	None	40%	71%	100%	11,392	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1910	160	D 100	3,696	Fair	40%	71%	100%	1,049
Frame Shed	1910	264	D 100	3,031	Fair	40%	80%	100%	970
Frame Garage	1978	440	D 100	7,212	Fair	40%	80%	100%	2,308
Frame Shed	1910								50
----- S O U N D V A L U E -----									
1,344 SFLA									4,377

Acpt Land

17,000

Accepted Bldg

15,800 Total

32,800

Easton
Name: TOWN OF EASTON - TAX ACQUIRED

Valuation Report

08/22/2016

Page 1033

Map/Lot:

016-009

Location:

STATION ROAD

Account: 489 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 03/01/2001
Sale Price 11,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

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

CLASS Mobile Home

Reference 1 B3499P001

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 63 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Baselot (Fract)	9,500.00	7,948	75%	Topoqraphv	5,961
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.70					Land Total	13,461

Accpt Land

13,500

Accepted Bldg

0

Total

13,500

Easton
Name: TOWN OF EASTON - TAX ACQUIRED

Valuation Report

08/22/2016

Page 1034

Map/Lot:

007-027

Location:

STATION ROAD

Account: 490 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/01/2003
Sale Price	6,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography RollingBelow Street
Utilities Dug WellSeptic System
Street Paved

CLASS Residential
Reference 1 B3821P154

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 63 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Baselot (Fract)	9,500.00	8,227	75%	Topoqraphy	6,170
1.00	# -Lot Improvement	7,500.00	7,500	85%	Fract. Sha	6,375
Total Acres 0.75					Land Total	12,545

Accpt Land	12,500	Accepted Bldg	0	Total	12,500
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Easton
Name: TOWN OF EASTON - TAX ACQUIRED

Valuation Report

08/22/2016

Page 1035

Map/Lot:

020-011

Account: 697 Card: 1 of 1

Location:

316 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3967P182 B4603P174

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 63 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
0.23	Acres-Rear Land (All)	500.00	115	100%		115
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.23					Land Total	17,115

Accpt Land	17,100	Accepted Bldg	0	Total	17,100
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Easton
Name: TOWN OF EASTON - TAX ACQUIRED

Valuation Report

08/22/2016

Page 1036

Map/Lot:

018-027

Account: 849 Card: 1 of 1

Location:

21 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/11/2007
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4447P255 B4666P081

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 63 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Baselot (Fract)	9,500.00	7,420	100%		7,420
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.61					Land Total	14,920

Accpt Land

14,900

Accepted Bldg

0 **Total**

14,900

Easton
Name: TOWN OF EASTON INHABITANTS

Valuation Report

08/22/2016

Page 1037

Map/Lot:

005-004

Account: 765 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingAbove Street
Utilities None
Street Paved

CLASS Residential
Reference 1 B2405P219

Reference 2
Tran/Land/Bldg 1 1 76

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
Total Acres 1.00				Land Total		9,500
Accpt Land		9,500	Accepted Bldg	0	Total	9,500

Easton

Valuation Report

08/22/2016

Name: TRASK, JOHN H

Page 1038

TRASK, NINA M

Map/Lot:

021-020

Account: 778

Card: 1 of 1

Location:

405 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1980P210

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
2.61	Acres-Rear Land (All)	500.00	1,305	100%		1,305
2,500	\$/SF -Pavement	2.50	6,250	100%		6,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 3.61						Land Total 24,555

Dwelling Description

Replacement Cost New

Ranch	One Story	1,444 Sqft	Grade C 110	Base	68,649
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Good	Typical	70,959
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						55,951
None						
Phys. %						83%
Func. %						95%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1974	12	C 110	599	Good	83%	95%	100%	472
One Story Frame	1999	288	C 110	14,988	Avq.	87%	100%	100%	13,040
Patio	2005	410	C 110	2,520	Avq.	90%	100%	100%	2,268
Patio	2005	104	C 110	823	Avq.	90%	100%	100%	741
Encl Frame Porch	1974	240	C 110	6,974	Good	83%	95%	100%	5,499
Frame Garage	2005	960	C 110	19,104	Avq.	90%	80%	100%	13,755
Frame Shed	1974			---- SOUND VALUE ----					100
Frame Shed	1974			---- SOUND VALUE ----					500
1,972 SFLA									Outbuilding Total 36,375

Acpt Land

24,600

Accepted Bldg

92,300

Total

116,900

Easton
Name: TRASK, NORMAN D & ELLEN B

Valuation Report

08/22/2016

Page 1039

Map/Lot:

006-033-A

Account: 678 Card: 1 of 1

Location:

27 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/10/2013
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

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

CLASS Residential
Reference 1 B5168P072

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
18.90	Acres-Rear Land (All)	500.00	9,450	100%		9,450
6.00	Acres-Tillable	1,000.00	6,000	100%		6,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 25.90						Land Total 32,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value
							Func		Rcnld
Frame Garage	1920	440	C 100	8,794	Avg.	60%	100%	100%	5,276
Outbuilding Total									5,276

Accpt Land

32,500

Accepted Bldg

5,300

Total

37,800

Easton
Name: TRASK, NORMAN G & ELLEN B

Valuation Report

08/22/2016
Page 1040
006-032
GRAHAM ROAD

Account: 78 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingBelow Street
Utilities None
Street Paved

CLASS Residential
Reference 1 B3946P121

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Topoographt	7,125
20.00	Acres-Rear Land (All)	500.00	10,000	100%		10,000
Total Acres 21.00			Land Total			17,125
Accpt Land		17,100	Accepted Bldg		0	Total
						17,100

Easton
Name: TRASK, NORMAN G & ELLEN B

Valuation Report

08/22/2016

Page 1041

Map/Lot:

006-033

Account: 79 Card: 1 of 1

Location:

45 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3946P121

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
49.10	Acres-Rear Land (All)	500.00	24,550	100%		24,550
37.00	Acres-Tillable	1,000.00	37,000	100%		37,000
900	\$/SF -Pavement	2.50	2,250	100%		2,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 87.10 Land Total						80,800

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,178 Sqft	Grade C 110	Base	88,796
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	884 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,317
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	99,733
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	93%	100%	83,477	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	341	C 110	6,864	Avq.	90%	95%	100%	5,869
Wood Deck	2007	196	C 100	1,539	Avq.	91%	100%	100%	1,400
1.25 S-Gar	2004	896	C 110	19,494	Avq.	90%	80%	100%	14,036
Barn	2004	900	C 100	19,439	Avq.	90%	100%	100%	17,495
2,356 SFLA									
Outbuilding Total									38,800

Acpt Land

80,800

Accepted Bldg

122,300

Total

203,100

Easton
Name: TTJR LLC

Valuation Report

08/22/2016

Page 1042

Map/Lot:

007-021-A&B

Location:

STATION ROAD

Account: 124 Card: 1 of 1

Neighborhood 11 Comm./Ind.

Sale Data	
Sale Date	08/20/2013
Sale Price	550,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use Industrial
Topography Rolling
Utilities None
Street Paved

CLASS Commercial
Reference 1 B5230P271

Reference 2
Tran/Land/Bldg 1 3 42

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	10,000.00	10,000	600%		60,000
3.64	Acres-Rear Land (All)	250.00	910	440%		4,004
Total Acres 4.64						Land Total 64,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
1s Warehouse/Class S	2006	31840	E 100	1,103,256	Avq.	87%	50% 100%	479,916
Canopy	2006	3525	E 100	16,779	Avq.	91%	50% 100%	7,634
Outbuilding Total								487,550

Accpt Land	64,000	Accepted Bldg	487,600	Total	551,600
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Easton
Name: TURNER, DANIEL & JOAN

Valuation Report

08/22/2016

Page 1043

Map/Lot:

004-014

Account: 96 Card: 1 of 1

Location:

60 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5181P087

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.90	Acres-Rear Land (All)	500.00	450	100%		450
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.90 Land Total						17,450

Dwelling Description

Replacement Cost New

Ranch	One Story	696 Sqft	Grade D 110	Base	36,343
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,208
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	Average	Typical	37,551	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		62%	100%	100%	23,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	1948	204	D 110	10,881	Avq.	62%	100%	100%	6,746
Encl Frame Porch	1948	60	D 110	2,000	Avq.	62%	100%	100%	1,240
1 Story Basement	2002	238	D 110	12,694	Avq.	62%	100%	100%	7,870
Wood Deck	1948	246	D 110	1,716	Avq.	62%	100%	100%	1,064
756 SFLA									
Outbuilding Total									16,920

Accpt Land

17,500

Accepted Bldg

40,200 Total

57,700

Easton

Valuation Report

08/22/2016

Name: TURNER, HUGH J

Page 1044

FOREN-TURNER, LYNDIA J

Map/Lot:

007-053

Account: 783 Card: 1 of 1

Location:

122 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2288P288
 Reference 2 M2482P144 M2490P295
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1,700	\$/SF -Pavement	2.50	4,250	75%	Condition	3,188
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.00					Land Total	20,688

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	644 Sqft	Grade C 110	Base	60,533
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	336 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,401
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1943	1980	Typical	Typical	Good	Typical	65,244
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	48,933	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	1943	575	C 110	29,923	Good	22,442
1 Story Basement	1998	336	C 110	21,857	Avq.	19,016
One Story Frame	1988	231	C 110	12,021	Avq.	9,857
Wood Deck	2010	29	C 100	323	Avq.	300
Frame Garage	1990	1088	C 110	21,424	Avq.	9,780
1,933 SFLA						61,395
Outbuilding Total						61,395
Accpt Land	20,700	Accepted Bldg	110,300	Total		131,000

Easton
Name: TURNER, WILLIAM R

Valuation Report

08/22/2016

Page 1045

Map/Lot:

008-060

Location:

FULLER RD

Account: 1060 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B4712P278

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
63.90	Acres-Rear Land (All)	500.00	31,950	100%		31,950
Total Acres 64.90				Land Total		41,450
Accpt Land		41,500	Accepted Bldg	0	Total	41,500

Easton
Name: TURNER, WILLIAM R.

Valuation Report

08/22/2016

Page 1046

Map/Lot:

014-003

Account: 553 Card: 1 of 1

Location:

324 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4849 P51

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 07/30/2010
Sale Price 27,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	9,500.00	7,834	100%		7,834
1,200	\$/SF -Pavement	2.50	3,000	75%	Condition	2,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.68 Land Total						17,584

Dwelling Description

Replacement Cost New

Conventional	One Story	924 Sqft	Grade C 105	Base	49,384
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1949	0	Typical	Typical	Above Average	Typical	49,384			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		71%	95%	100%	33,310		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1949	120	C 105	5,961	Avq+	71%	95%	100%	4,020
Wood Deck	2014	40	C 105	423	Avq.	95%	100%	100%	402
Frame Garage	1950	480	C 105	9,927	Avq+	72%	90%	100%	6,432
Frame Garage	1950	912	C 105	17,405	Avq.	63%	95%	100%	10,417
Frame Shed	1949			---- SOUND VALUE ----					250
Frame Shed	2014			---- SOUND VALUE ----					350
1,044 SFLA Outbuilding Total									21,871

Acpt Land

17,600

Accepted Bldg

55,200

Total

72,800

Easton
Name: U.S. BANK N.A.

Valuation Report

08/22/2016

Page 1047

Map/Lot:

004-038

Location:

367 CENTER ROAD

Account: 366 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/12/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

CLASS	Residential		
Reference 1	B5380P0331 FORECLOSURE		
Reference 2			
Tran/Land/Bldg	1 1 9		
Recertified Date	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	9,500.00	9,112	90%	Topoqraphv	8,201
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.92						Land Total 15,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Double Wide MH	2001	26X56	C 100	50,618	Avq.	46%	100% 100%	23,284
Concrete Pad /CF	2001	1456	C 100	5,902	Avq.	87%	100% 100%	5,135
1,456 SFLA							Outbuilding Total	28,419

Accpt Land	15,700	Accepted Bldg	28,400	Total	44,100
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Easton
Name: UNION CHURCH

Valuation Report

08/22/2016

Page 1048

Map/Lot:

022-003

Account: 787 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Institutional

Reference 1

Reference 2

Tran/Land/Bldg 1 7 77

Recertified Date 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	9,500.00	5,856	200%	Environmen	11,712
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.38						Land Total 19,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Church	/0	1900	756 D 100	123,359	Avq-	50%	100% 100%	61,680
Outbuilding Total								61,680

Accpt Land

19,200

Accepted Bldg

61,700

Total

80,900

Easton
Name: UNITED BAPTIST CHURCH

Valuation Report

08/22/2016

Page 1049

Map/Lot:

018-019

Account: 785 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 11 Comm./Ind.

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

CLASS Institutional

Reference 1

Reference 2

Tran/Land/Bldg 1 7 71

Recertified Date 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.18	Acres-Rear Land (All)	500.00	90	100%		90
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.18						Land Total 17,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Church Fin.Bsmt.	1920	2329	C 100	77.421	Avq+	70%	100%	100%	54,195
Encl Frame Porch	1920	420	C 100	10.461	Avq+	70%	100%	100%	7,323
Basement Finish	1920	1244	C 100	22.392	Avq+	70%	100%	100%	15,674
One Story Frame	1920	1244	C 100	58.853	Avq+	70%	100%	100%	41,197
Basement Finish	1920	666	C 100	11.988	Avq+	70%	100%	100%	8,392
One Story Frame	1920	666	C 100	31.508	Avq+	70%	100%	100%	22,056
2,330 SFLA									
Outbuilding Total									148,837

Accpt Land	17,100	Accepted Bldg	148,800	Total	165,900
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Easton
Name: UNITED STATES OF AMERICA

Valuation Report

08/22/2016

Page 1050

Map/Lot:

009-006-ON

Location:

OFF FULLER

Account: 138 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Commercial
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 88

Recertified Date 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Self Support /LF	2014	128	C 100	120,306	Avq.	94%	100%	100%	113,088
C-L Fencing /LF	2014	168	C 100	1,680	Avq.	94%	100%	100%	1,579
Frame Shed	2014	120	AA100	3,024	Avq.	95%	100%	100%	2,873
Outbuilding Total									117,540
Accpt Land			0	Accepted Bldg			117,500	Total	117,500

Easton
Name: UNITED STATES OF AMERICA

Valuation Report

08/22/2016

Page 1051

Map/Lot:

003-003

Account: 788 Card: 1 of 1

Location:

699 LADNER ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Gravel

CLASS Mobile Home
Reference 1 B0507P330 B4930P151-5

Reference 2
Tran/Land/Bldg 1 9 17

Recertified Date 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
5.42	Acres-Rear Land (All)	500.00	2,710	100%		2,710
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 6.42						Land Total 29,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
1s Office /0	2013	2952	C 100	326,830	Avg.	93%	100% 100%	303,952
Drive-Up Canopy	2013	882	C 100	15,876	Avg.	94%	100% 100%	14,923
Frame Garage	2013	546	C 100	10,541	Avg.	94%	100% 100%	9,909
Outbuilding Total								328,784

Acpt Land

29,200

Accepted Bldg

328,800

Total

358,000

Easton

Valuation Report

08/22/2016

Name: UNSWORTH, ROBERT B

Page 1052

PESATURO, JOSEPH M & NANCY

Map/Lot:

005-035-B

Account: 969 Card: 1 of 1

Location:

LADNER RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/01/2000

Sale Price 20,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Rolling

Utilities None

Street None

Reference 1 B3441P044 B4513P051

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
79.00	Acres-Rear Land (All)	500.00	39,500	100%		39,500
Total Acres 80.00					Land Total	49,000

Accpt Land

49,000

Accepted Bldg

0

Total

49,000

Easton
Name: VARNUM, JONATHAN E A

Valuation Report

08/22/2016

Page 1053

Map/Lot:

006-018-A

Account: 793 Card: 1 of 2

Location:

424 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural
Reference 1 B2655P329 B2985P192

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Size/Shape	7,125
0.48	Acres-Rear Land (All)	500.00	240	100%		240
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.48 Land Total						14,865

Dwelling Description

Replacement Cost New

Other	One Story	384 Sqft	Grade E 110	Base	17,086
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,203
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,326
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Typical	Typical	Average	Inadeq.	12,557
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		92%	62%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	2009			----	S O U N D	V A L U E
384 SFLA						----
Outbuilding Total						400

Acpt Land

14,900

Accepted Bldg

7,600

Total

22,500

Easton
Name: VARNUM, JONATHAN E A

Valuation Report

08/22/2016

Page 1054

Map/Lot:

006-018-A

Account: 793 Card: 2 of 2

Location:

424 LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingAbove Street
Utilities
Street Paved

CLASS Agricultural
Reference 1 B2655P329 B2985P192

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Old)	1940	3864	C 100	61,824	Poor	30%	25%	100%	4,637
384 SFLA									4,637
Accpt Land						4,600	Total		4,600

Easton
Name: VARNUM, JONATHAN E A

Valuation Report

08/22/2016

Page 1055

Map/Lot:

006-018-A

Account: 793

Location:

424 LADNER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	14,900	7,600	22,500	14,900	7,600	22,500
2	0	4,600	4,600	0	4,600	4,600
TOTAL	14,900	12,200	27,100	14,900	12,200	27,100

Easton
Name: VARNUM, MARK S (TRUSTEE)
VARNUM TRUST

Valuation Report

08/22/2016
Page 1056
003-020
MAHANY ROAD

Account: 795 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5196P022
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	10%	Topography	950
Total Acres 1.00				Land Total		950
Accpt Land		1,000	Accepted Bldg	0	Total	1,000

Easton
Name: VARNUM, MARK S (TRUSTEE)

Valuation Report

08/22/2016

Page 1057

Map/Lot:

003-021

Account: 796 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5196P022

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
38.00	Acres-Rear Land (All)	500.00	19,000	100%		19,000
Total Acres 39.00				Land Total		28,500
Accpt Land		28,500	Accepted Bldg	0	Total	28,500

Easton
Name: VARNUM, MARK S (TRUSTEE)

Valuation Report

08/22/2016

Page 1058

Map/Lot:

003-022

Account: 797 Card: 1 of 1

Location:

MAHANY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5196P022

Reference 2
Tran/Land/Bldg 3 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
198.20	Acres-Rear Land (All)	500.00	99,100	100%		99,100
23.00	Acres-Tillable	1,000.00	23,000	100%		23,000
Total Acres 222.20						Land Total 131,600

Dwelling Description

Replacement Cost New

Conventional	One Story	816 Sqft	Grade D 100	Base	35,948
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,167
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	None	None	Average	Typical	24,253
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	72%	100%
						Value(Rcnld) 16,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	2014			----	SOUND	VALUE	----		2,000
Frame Shed	2014			----	SOUND	VALUE	----		1,000
Frame Shed	2014	312	C 100	4,368	Avq.	95%	80%	100%	3,320
Frame Shed	2014	312	C 100	4,368	Avq.	95%	80%	100%	3,320
Frame Shed	2014	240	C 100	3,360	Avq.	95%	80%	100%	2,554
1.25 S-Gar	2014	1200	C 100	23,735	Avq.	95%	100%	100%	22,548
816 SFLA									34,742

Outbuilding Total

Acpt Land

131,600

Accepted Bldg

50,800 Total

182,400

Easton
Name: WALKER, DANIEL J & NANCY L

Valuation Report

08/22/2016

Page 1059

Map/Lot:

007-018-B

Account: 874 Card: 1 of 1

Location:

84 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/11/2013
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B5230P162

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
36.60	Acres-Rear Land (All)	500.00	18,300	100%		18,300
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 37.60 Land Total						35,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade C 115	Base	70,409
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,824
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,220
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Typical	Typical	Average	Typical	59,805
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	56,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2014	672	C 115	14,512	Avq.	95%	80%	100%	11,029
Open Frame Porch	2014	180	C 115	3,970	Avq.	95%	100%	100%	3,772
Frame Garage	2014	768	C 115	16,332	Avq.	95%	100%	100%	15,515
Outbuilding Total									30,316

Accpt Land

35,300

Accepted Bldg

87,100

Total

122,400

Easton
Name: WARREN, DANIEL P

Valuation Report

08/22/2016

Page 1060

Map/Lot:

004-050

Account: 194 Card: 1 of 1

Location:

174 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4967P293
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 08/10/2011
Sale Price 98,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.90	Acres-Rear Land (All)	500.00	450	100%		450
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.90						Land Total 17,450

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 105	Base	52,986
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade E	Basement Gar	None	Fin Bsmt	974
Heating	100% Hot Water	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
1974	0	Typical	Typical	Above Average	Typical	53,960
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						Value(Rcnld)
						43,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1979	720	C 105	14,081	Avq+	82%	100%	100%	11,546
Wood Deck	1974	225	C 105	1,837	Avq+	80%	100%	100%	1,470
Frame Shed	1974								100
----- S O U N D V A L U E -----									
1,040 SFLA									Outbuilding Total 13,116

Acpt Land

17,500

Accepted Bldg

56,300

Total

73,800

Easton
Name: WATHEN, DANIEL E

Valuation Report

08/22/2016

Page 1061

Map/Lot:

003-012

Location:

RIVER DE CHUTE ROAD

Account: 804 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/01/1989
Sale Price	37,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B2195P7

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
69.00	Acres-Rear Land (All)	500.00	34,500	100%		34,500
20.00	Acres-Rear Land (All)	500.00	10,000	50%	Topography	5,000
15.00	Acres-Tillable	1,000.00	15,000	100%		15,000
Total Acres	105.00				Land Total	64,000

Accpt Land	64,000	Accepted Bldg	0	Total	64,000
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Easton

Valuation Report

08/22/2016

Name: WAUGH, ROBERT

Page 1062

WAUGH, DELORIES

Map/Lot:

005-026

Account: 805 Card: 1 of 1

Location:

194 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1262P152

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	9,500.00	7,480	50%	Topoqraphv	3,740
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.62					Land Total	11,240

Dwelling Description

Replacement Cost New

Ranch	One Story	1,324 Sqft	Grade D 100	Base	48,265
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-8,043
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,432
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1930	0	Typical	Typical	Below Average	Typical			39,512	
Functional Obsolescence	Economic Obsolescence	Phys. %		Func. %	Econ. %	Value(Rcnld)			
None	None	50%		100%	100%	19,756			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1930	128	D 100	3,096	Avq-	50%	100%	100%	1,548
Open Frame Porch	1998	210	D 100	3,258	Avq.	87%	100%	100%	2,834
Frame Shed	1930	128	D 100	1,469	Avq-	50%	80%	100%	587
Frame Garage	1998	450	C 100	8,959	Avq.	87%	100%	100%	7,794
Frame Garage	1986	350	E 100	3,656	Avq.	81%	80%	100%	2,369
1,452 SFLA								Outbuilding Total	15,132
Acpt Land		11,200		Accepted Bldg		34,900		Total	46,100

Easton
Name: WELLS FARGO BANK, NA

Valuation Report

08/22/2016

Page 1063

Map/Lot:

007-010

Account: 690 Card: 1 of 1

Location:

526 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 11/04/2015
Sale Price 54,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

CLASS Residential
Reference 1 B4987P275 B5490P309
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	9,500.00	9,012	100%		9,012
900	\$/SF -Pavement	2.50	2,250	75%	Condition	1,688
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.90						Land Total 18,200

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	540 Sqft	Grade D 110	Base	43,768
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-731
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
1920	0	Typical	Typical	Above Average	Typical	43,037
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						30,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	216	D 110	9,218	Avq+	70%	100%	100%	6,453
Frame Garage	1983	576	D 100	9,050	Avq.	79%	100%	100%	7,150
Frame Garage	1984	250	E 100	2,831	Avq.	80%	100%	100%	2,265
1,026 SFLA									
Outbuilding Total									15,868

Acpt Land

18,200

Accepted Bldg

46,000

Total

64,200

Easton

Valuation Report

08/22/2016

Name: WELLS, KENNETH J

Page 1064

HAGAN, THERSA M

JT

Map/Lot:

005-025

Account: 454

Card: 1 of 1

Location:

170 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/25/2007
Sale Price	73,500

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS	Residential
Reference 1	B4470P339

Reference 2	
Tran/Land/Bldg	1 1 1

Recertified Date	0	Y Coordinate	0
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Exemption(s)	Land Schedule	1
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
70.00	Acres-Rear Land (All)	500.00	35,000	100%		35,000
5.00	Acres-Tillable	1,000.00	5,000	100%		5,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 76.00						57,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	625 Sqft	Grade D 100	Base	31,317
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Wood	Basement	Wet 3/4 Bmt	Basement	-999
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-143
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1920	0	Typical	Typical	Below Average	Inadeq.	30,175		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		50%	90%	100%		
						Value(Rcnld)		
						13,579		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1992	220	D 100	8,534	Avq-	50%	90%	100%	3,840
Open Frame Porch	1991	60	D 100	1,128	Avq.	83%	100%	100%	936
Frame Shed	1920	240	D 100	2,755	Avq-	50%	90%	100%	1,240
Frame Garage	1990	672	C 100	12,619	Avq.	83%	100%	100%	10,474
845 SFLA									16,490
									Outbuilding Total
									16,490

Acpt Land

57,000

Accepted Bldg

30,100 Total

87,100

Easton
Name: WESLEYAN CHURCH

Valuation Report

08/22/2016
Page 1065
019-013
CENTER ROAD

Account: 811 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

CLASS Institutional
Reference 1 B1287P342
Reference 2
Tran/Land/Bldg 1 7 71
Recertified Date 0 Y Coordinate 0
Exemption(s) 52 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.20	Acres-Rear Land (All)	500.00	100	100%		100
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.20						Land Total 17,100

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Church /0	1970	4104	D 100	669.656	Ava.	60%	50%	100%	200.897
Church Fin.Bsmt.	1970	4104	D 100	106.714	Ava.	60%	50%	100%	32.014
Frame Shed	2010	384	D 100	4.408	Ava.	93%	100%	100%	4.099
Outbuilding Total									237,010
Acpt Land		17,100	Accepted Bldg			237,000	Total		254,100

Easton
Name: WESLEYAN CHURCH (PAR)

Valuation Report

08/22/2016
Page 1066
019-013-ON
CENTER ROAD

Account: 810 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 53 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	70,892
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	320 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,287
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,850
Attic	None			Attic	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	77,029
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	63,164	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1988			----	SOUND		VALUE----			150
1,404 SFLA										150

Outbuilding Total	150
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Acpt Land	17,000	Accepted Bldg	63,300	Total	80,300
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Easton

Valuation Report

08/22/2016

Name: WEST, DARREN A

Page 1067

WEST, CAROL A

Map/Lot:

021-011

Account: 422 Card: 1 of 1

Location:

515 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/01/1998
 Sale Price 61,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

CLASS Residential
 Reference 1 B3176P017 B5070P249

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.51	Acres-Rear Land (All)	500.00	255	100%		255
2.240	\$/SF -Pavement	2.50	5,600	100%		5,600
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.51						Land Total 22,855

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	560 Sqft	Grade C 110	Base	56,654
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-1,814
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	8				0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	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	2010	Typical	Typical	Excellent	Typical	57,150
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	48,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1920	24	C 110	827	Exc.	85%	100%	100%		703
1 Story Basement	1950	200	C 110	13,010	Good	76%	100%	100%		9,888
One Story Frame	1989	240	C 110	12,490	Avq.	82%	100%	100%		10,242
Patio	1989	330	C 110	2,076	Good	88%	100%	100%		1,827
1.75 S-Gar	1988	1120	C 100	29,541	Avq.	82%	75%	100%		18,168
Frame Garage	1994	384	C 100	7,870	Avq.	85%	100%	100%		6,690
1,220 SFLA										
Outbuilding Total										47,518

Acpt Land

22,900

Accepted Bldg

96,100

Total

119,000

Easton
Name: WEST, DARREN A. & CAROL A.

Valuation Report

08/22/2016

Page 1068

Map/Lot:

021-010

Location:

CENTER ROAD

Account: 947 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/17/2014

Sale Price 500

Sale Type Land Only

Financing Cash Sale

Verified Public Record

Validity Other Non Valid

Zoning/Use Residential

Topography LevelRolling

Utilities None

Street Paved

CLASS Residential

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Rear Land (All)	500.00	75	100%		75
Total Acres 0.15				Land Total		75

Accpt Land	100	Accepted Bldg	0	Total	100
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Valuation Report

08/22/2016

Page 1069

Map/Lot:

007-055

Account: 225 Card: 1 of 2

Location:

20 LEDGE HILL ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 07/13/2012
Sale Price 184,500
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B5079P040

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
10.50	Acres-Rear Land (All)	500.00	5,250	100%		5,250
800	\$/SF -Pavement	2.50	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 11.50						Land Total 24,250

Dwelling Description

Replacement Cost New

Split Level	One Story	1,488 Sqft	Grade C 105	Base	66,895
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	3,928
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,675
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,940
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	77,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						Value(Rcnld)
						63,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1SFr Overhang	1970	56	C 105	2,781	Good	82%	100%	100%		2,280
Wood Deck	1985	240	C 100	1,859	Avq.	80%	100%	100%		1,487
1 Story Basement	1976	576	C 105	35,766	Good	82%	100%	100%		29,328
Patio	1970	270	C 105	1,664	Good	82%	100%	100%		1,364
Frame Garage	1976	384	C 105	8,263	Good	82%	80%	100%		5,421
Wood Deck	1985	100	C 100	840	Avq.	80%	100%	100%		672
1,544 SFLA										Outbuilding Total 40,552

Acpt Land

24,300

Accepted Bldg

104,100

Total

128,400

Easton
Name: WETZEL, ZANE A & COURTNEY A

Valuation Report

08/22/2016

Page 1070

Map/Lot:

007-055

Account: 225 Card: 2 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 07/13/2012
Sale Price 184,500

Zoning/Use Residential
Topography RollingAbove Street

Sale Type Land & Buildings

Utilities

Financing Conventional

Street Paved

Verified Public Record

CLASS Agricultural

Validity Arms Length Sale

Reference 1 B4135P278-91

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld		
Barn	1973	4032	C 100	71,495	Avq-	59%	75%	100%		31,636		
1,544 SFLA												
Outbuilding Total										31,636		
Accpt Land						0	Accepted Bldg			31,600	Total	31,600

Easton
Name: WETZEL, ZANE A & COURTNEY A

Valuation Report

08/22/2016

Page 1071

Map/Lot:

007-055

Account: 225

Location:

HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,300	104,100	128,400	24,300	104,100	128,400
2	0	31,600	31,600	0	31,600	31,600
TOTAL	24,300	135,700	160,000	24,300	135,700	160,000

Easton
Name: WETZEL, ZANE A & COURTNEY A

Valuation Report

08/22/2016

Page 1072

Map/Lot:

008-010-A

Account: 912 Card: 1 of 1

Location:

LEDGE HILL ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Right of Way

Reference 1 B5079P036

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
39.50	Acres-Rear Land (All)	500.00	19,750	100%		19,750
Total Acres 40.50					Land Total	29,250
Accpt Land		29,300	Accepted Bldg		0	Total
						29,300

Easton

Valuation Report

08/22/2016

Name: WHEELER, NATHAN T. & TIFFANY A. JT

Page 1073

Map/Lot:

006-006

Account: 167 Card: 1 of 2

Location:

293 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Date 08/25/2010

Sale Price 100,000

Sale Type Land & Buildings

Financing Conventional

Verified Buyer

Validity Arms Length Sale

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

CLASS Residential

Reference 1 B4856 P84

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
46.50	Acres-Rear Land (All)	500.00	23,250	100%		23,250
22.00	Acres-Tillable	1,000.00	22,000	100%		22,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 69.50						Land Total 62,250

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	980 Sqft	Grade D 110	Base	62,362
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,263
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-433
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Below Average	Typical	63,192
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						Value(Rcnld)
						30,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1890	224	D 110	5,388	Avq-	50%	95%	100%	2,559
Wood Deck	2012	256	D 110	1,782	Avq.	94%	100%	100%	1,675
Frame Shed	1890	378	D 110	4,772	Avq-	50%	80%	100%	1,909
Frame Garage	1963	1426	D 110	22,595	Avq-	52%	75%	100%	8,812
1,939 SFLA									
Outbuilding Total									14,955

Acpt Land

62,300

Accepted Bldg

45,000 Total

107,300

Easton

Valuation Report

08/22/2016

Name: WHEELER, NATHAN T. & TIFFANY A. JT

Page 1074

Map/Lot:

006-006

Account: 167 Card: 2 of 2

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/25/2010

Sale Price 100,000

Sale Type Land & Buildings

Financing Conventional

Verified Buyer

Validity Arms Length Sale

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Paved

CLASS Agricultural

Reference 1 B3528P093

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Pot.Hse-Modern	1960	3200	D 100	83,968	Avq-	50%	75%	100%		31,488
1,939 SFLA										31,488
Accpt Land			0	Accepted Bldg		31,500	Total			31,500

Percent Good

Value

Description Year Units Grade RCN Cond Phy Func Econ Rcnld

Pot.Hse-Modern 1960 3200 D 100 83,968 Avq- 50% 75% 100% 31,488

1,939 SFLA Outbuilding Total 31,488

Accpt Land

0

Accepted Bldg

31,500

Total

31,500

Easton

Valuation Report

08/22/2016

Name: WHEELER, NATHAN T. & TIFFANY A. JT

Page 1075

Map/Lot:

006-006

Account: 167

Location:

LADNER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	62,300	45,000	107,300	62,300	45,000	107,300
2	0	31,500	31,500	0	31,500	31,500
TOTAL	62,300	76,500	138,800	62,300	76,500	138,800

Easton
Name: WHITE OAK INC

Valuation Report

08/22/2016

Page 1076

Map/Lot:

005-035-A

Account: 68 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/01/1988

Sale Price 18,000

Sale Type

Financing

Verified

Validity

Zoning/Use Residential
Topography LevelRolling

Utilities None

Street None

CLASS Residential

Reference 1 B4023P304

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Topoqraphv	4,750
54.00	Acres-Rear Land (All)	500.00	27,000	100%		27,000
Total Acres 55.00					Land Total	31,750

Accpt Land

31,800

Accepted Bldg

0 **Total**

31,800

Easton

Valuation Report

08/22/2016

Name: WHITE, BRUCE W

Page 1077

WHITE, ELAINE J

Map/Lot:

005-015-A

Account: 815

Card: 1 of 1

Location:

505 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1628P133
 Reference 2 M2333P321 M2880P035
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.20	Acres-Rear Land (All)	500.00	100	100%		100
2,200	\$/SF -Pavement	2.50	5,500	75%	Condition	4,125
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.20 Land Total						21,225

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	940 Sqft	Grade C 110	Base	74,204
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,310
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1895	0	Typical	Typical	Good	Typical	76,514			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	57,386				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1895	132	C 110	6,870	Good	75%	100%	100%	5,152
One Story Frame	1895	108	C 110	5,620	Good	75%	100%	100%	4,215
One Story Frame	1987	308	C 110	16,028	Avq.	81%	100%	100%	12,983
Open Frame Porch	1987	28	C 110	903	Avq.	81%	100%	100%	731
Frame Garage	1987	432	C 110	9,528	Avq.	81%	80%	100%	6,174
Wood Deck	1988	456	C 110	3,774	Avq.	82%	100%	100%	3,095
Swimming Pool	1988			----	SOUND	VALUE	----		5,000
Frame Shed	1895			----	SOUND	VALUE	----		800
Frame Shed	1895			----	SOUND	VALUE	----		300
Frame Garage	1920	1104	C 110	21,716	V.G.	80%	75%	100%	13,030
2,193 SFLA									
Outbuilding Total									51,480
Accpt Land		21,200	Accepted Bldg		108,900	Total			130,100

Easton
Name: WHITE, DARRELL K

Valuation Report

08/22/2016

Page 1078

Map/Lot:

004-011

Account: 825 Card: 1 of 1

Location:

69 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3804P172 B2220P320 B2448P31-4
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.90	Acres-Rear Land (All)	500.00	450	100%		450
1.450	\$/SF -Pavement	2.50	3,625	75%	Condition	2,719
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.90 Land Total						20,169

Dwelling Description

Replacement Cost New

Conventional	Two Story	572 Sqft	Grade D 110	Base	48,893
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,263
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1902	2014	Typical	Typical	Very Good	Typical	
Functional Obsolescence						Value(Rcnld)
None		None		80%	95%	38,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
							Phy	Func	
One Story Frame	1902	180	D 110	7,680	V.G.	80%	95%	100%	5,837
1 & 3/4 Story Fr	1902	288	D 110	20,257	V.G.	80%	95%	100%	15,396
Unfin Basement	1902	288	D 110	3,072	V.G.	80%	95%	100%	2,335
Frame Shed	1992	192	D 110	2,425	Avq.	84%	80%	100%	1,630
Wood Deck	2014	336	D 110	2,307	Avq.	95%	100%	100%	2,192
Frame Garage	1960	576	D 110	9,955	Avq.	68%	100%	100%	6,769
1,828 SFLA							Outbuilding Total		34,159

Acpt Land

20,200

Accepted Bldg

72,300

Total

92,500

Easton
Name: WHITE, GREGORY K

Valuation Report

08/22/2016

Page 1079

Map/Lot:

004-055

Account: 595 Card: 1 of 1

Location:

90 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 05/01/1999
Sale Price 36,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

CLASS Residential
Reference 1 B3269P048 B3952P129
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
3.26	Acres-Rear Land (All)	500.00	1,630	100%		1,630
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.26						Land Total 18,630

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	546 Sqft	Grade D 100	Base	39,987
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Fair	Typical	41,041
Functional Obsolescence						Value(Rcnld)
Dirt Floor Bsmt						
None						15,924
Economic Obsolescence						Value(Rcnld)
40%						
97%						100%

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	Phy	Func	Econ	Rcnld
Unfinished Attic	1880	682	D 100	3,716	Fair	40%	1,441
One Story Frame	1880	682	D 100	26,458	Fair	40%	10,266
2 Story Barn	1920	1680	C 100	51,159	Fair	40%	10,232
1,501 SFLA							21,939

Outbuilding Total	37,900	Total	56,500
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Acpt Land

18,600

Accepted Bldg

37,900

Total

56,500

Easton

Valuation Report

08/22/2016

Name: WHITE, LLEWELLYN E

Page 1080

WHITE, AVIS E

Map/Lot:

008-001

Account: 820

Card: 1 of 3

Location:

523 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B2291P022
 Reference 2 M1352P106 M1708P205
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
124.00	Acres-Rear Land (All)	500.00	62,000	100%		62,000
14.00	Acres-Tillable	1,000.00	14,000	100%		14,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 139.00						Land Total 93,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,200 Sqft	Grade C 115	Base	90,131
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-1,443
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,898
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,610
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-676
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Good	Typical	93,520
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	96%	100%	67,334	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Open Frame Porch	1920	240	C 115	5,165 Good	75% 100% 100%	3,874
One Story Frame	1920	432	C 115	23,503 Good	75% 96% 100%	16,922
Unfinished Attic	1920	432	C 115	4,245 Good	75% 100% 100%	3,184
1.25 S-Gar	1920	240	C 115	5,459 Good	75% 80% 100%	3,275
2,532 SFLA					Outbuilding Total	27,255
Acpt Land		93,000	Accepted Bldg		94,600	Total 187,600

Easton

Valuation Report

08/22/2016

Name: WHITE, LLEWELLYN E

Page 1081

WHITE, AVIS E

Map/Lot:

008-001

Account: 820

Card: 2 of 3

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural
 Reference 1 B2291P022
 Reference 2 M1352P106 M1708P205
 Tran/Land/Bldg 1 1 98
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shop/MachShed(M)	1964	2400	D 100	56.826	Avq.	60%	75%	100%	25.572
One Story Frame	2014	720	D 100	27.932	Avq.	95%	100%	100%	26.535
Shop/MachShed(M)	2000	2080	C 100	60.060	Avq.	82%	75%	100%	36.937
Shop/MachShed(M)	2013	1536	C 100	44.352	Avq.	93%	75%	100%	30.935
3,252 SFLA						Outbuilding Total			119,979
Accpt Land			0	Accepted Bldg		120,000	Total		120,000

Easton

Valuation Report

08/22/2016

Name: WHITE, LLEWELLYN E

Page 1082

WHITE, AVIS E

Map/Lot:

008-001

Account: 820

Card: 3 of 3

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Agricultural
Reference 1 B2291P022
Reference 2 M1352P106 M1708P205
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Old)	1966	6400	C 100	102.400	Avg+	70%	75%	100%	53,760
3,252 SFLA									
						Outbuilding Total			53,760
Accpt Land			0	Accepted Bldg			53,800	Total	53,800

Easton

Valuation Report

08/22/2016

Name: WHITE, LLEWELLYN E

Page 1083

WHITE, AVIS E

Map/Lot:

008-001

Account: 820

Location:

HOULTON ROAD

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	93,000	94,600	187,600	93,000	94,600	187,600
2	0	120,000	120,000	0	120,000	120,000
3	0	53,800	53,800	0	53,800	53,800
TOTAL	93,000	268,400	361,400	93,000	268,400	361,400

Easton
Name: WHITE, LLEWELLYN E

Valuation Report

08/22/2016
Page 1084
008-001-ON
HOULTON ROAD

Account: 821 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 1976 14X66 TITAN

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Titan M/H	1977	14X66	C 100	24.008	Avq-	20%	100%	100%	4.802
Encl Frame Porch	1994	128	D 100	3.096	Avq.	85%	100%	100%	2.632
1,052 SFLA									
						Outbuilding Total			7,434
Accpt Land			0	Accepted Bldg			7,400	Total	7,400

Easton
Name: WHITE, LOREN K

Valuation Report

08/22/2016

Page 1085

Map/Lot:

004-044-B

Account: 823 Card: 1 of 1

Location:

422 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1912P120 B4262P063

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 105	Base	57,208
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,949
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,940
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1971	0	Typical	Typical	Good	Typical	62,097	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	50,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2001	156	C 105	7,748	Avq.	88%	100%	100%	6,818
Open Frame Porch	2001	108	C 105	2,316	Avq.	88%	100%	100%	2,038
Encl Frame Porch	1973	112	C 105	3,580	Good	83%	100%	100%	2,971
Frame Shed	1971			---- S O U N D V A L U E ----					100
Frame Garage	1973	690	C 105	13,562	Good	83%	90%	100%	10,130
Frame Shed	2002			---- S O U N D V A L U E ----					750
1,444 SFLA									
Outbuilding Total									22,807

Acpt Land

17,000

Accepted Bldg

73,700

Total

90,700

Easton

Valuation Report

08/22/2016

Name: WHITE, PETER K

Page 1086

WHITE, ANNIE E

Map/Lot:

017-011

Account: 625 Card: 1 of 1

Location:

109 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 01/01/1988
 Sale Price 30,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

CLASS Residential
 Reference 1 B2641P001

Reference 2
 Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	9,500.00	7,109	100%		7,109
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.56						Land Total 14,609

Dwelling Description**Replacement Cost New**

Conventional	One Story	640 Sqft	Grade D 110	Base	34,849
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,263
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	Typical	Typical	Average	Typical	36,112
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		64%	100%	100%
						Value(Rcnld)
						23,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1995	320	D 110	13,655	Avq.	85%	100%	100%	11,607
Encl Frame Porch	1953	320	D 110	7,371	Avq.	64%	100%	100%	4,717
Frame BSMT Entry	2007	28	D 110	922	Avq.	91%	100%	100%	839
Encl Frame Porch	2007	35	D 110	1,485	Avq.	91%	100%	100%	1,351
One Story Frame	1953	49	D 110	2,091	Avq.	64%	100%	100%	1,338
1.5 S-Gar	1953	680	D 100	13,327	Avq-	50%	100%	100%	6,664
1,364 SFLA									
Outbuilding Total									26,516

Acpt Land

14,600

Accepted Bldg

49,600

Total

64,200

Easton

Valuation Report

08/22/2016

Name: WHITE, PETER K

Page 1087

WHITE, ANNIE E

Map/Lot:

004-010

Account: 826

Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B1021P337

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Size/Shape	2,375
7.00	Acres-Rear Land (All)	500.00	3,500	100%		3,500
5.00	Acres-Tillable	1,000.00	5,000	100%		5,000
Total Acres 13.00					Land Total	10,875

Accpt Land

10,900

Accepted Bldg

0

Total

10,900

Easton

Valuation Report

08/22/2016

Name: WHITE, TERRANCE W

Page 1088

WHITE, PAULA S

Map/Lot:

016-003

Account: 828 Card: 1 of 1

Location:

169 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential

Reference 1 B1379P273

Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	50%	Topography	250
0.05	Acres-Wasteland	60.00	3	100%		3
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.05						Land Total 17,253

Dwelling Description**Replacement Cost New**

Conventional	One & 1/2 Story	546 Sqft	Grade D 110	Base	43,985
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-207
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	43,043
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	95%	100%
						Value(Rcnld)
						24,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Story Frame	1900	520	D 110	22,189	Avq.	60%	95%	100%		12,647
Finished Attic	1900	520	D 110	11,375	Avq.	60%	95%	100%		6,484
Encl Frame Porch	1900	156	D 110	3,984	Avq.	60%	95%	100%		2,271
Frame Garage	1986	780	D 100	11,808	Avq.	81%	100%	100%		9,564
1,755 SFLA										
Outbuilding Total										30,966

Acpt Land

17,300

Accepted Bldg55,500 **Total**

72,800

Easton
Name: WHITE, TERRANCE W & PAULA S

Valuation Report

08/22/2016

Page 1089

Map/Lot:

004-021-B

Location:

STATION ROAD

Account: 1 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Paved

CLASS Agricultural
Reference 1 B5219P148

Reference 2
Tran/Land/Bldg 1 1 11

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
1.20	Acres-Rear Land (All)	500.00	600	100%		600
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 2.20						Land Total 22,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Pot.Hse (Old)	1930	4200	D 100	55,104	Avq-	50%	75% 100%	20,664
Lding Shd (Old)	1930	612	D 100	8,029	Avq-	50%	80% 100%	3,211
Outbuilding Total								23,875

Accpt Land	23,000	Accepted Bldg	23,900	Total	46,900
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Easton
Name: WHITE, TERRANCE W & PAULA S

Valuation Report

08/22/2016

Page 1090

Map/Lot:

016-002

Location:

STATION ROAD

Account: 694 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 01/31/2011

Sale Price 4,500

Sale Type

Financing

Verified

Validity

Zoning/Use Residential
Topography RollingSwampy
Utilities NoneNone
Street Paved

CLASS Agricultural

Reference 1 B5219P150

Reference 2

Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
1.30	Acres-Wasteland	60.00	78	100%		78
Total Acres 3.30			Land Total			10,078

Accpt Land

10,100

Accepted Bldg

0

Total

10,100

Easton

Valuation Report

08/22/2016

Name: WHITE, THEODORE K

Page 1091

WHITE, TAMMEY J

Map/Lot:

005-013-A

Account: 829 Card: 1 of 1

Location:

411 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B3186P022
 Reference 2 M1436P327 M2700P298
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00					Land Total	17,000

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 105	Base	52,986
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat Pump	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
1979	0	Typical	Typical	Above Average	Typical	52,986
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	95%	100%
						41,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1999	88	C 105	3,004	Avq.	87%	100%	100%	2,613
Patio	1999	248	C 105	1,548	Avq.	87%	100%	100%	1,347
Encl Frame Porch	1989	160	C 105	4,733	Avq.	82%	100%	100%	3,881
Patio	1989	108	C 105	806	Avq.	82%	100%	100%	661
Frame Garage	1989	896	C 105	17,127	Avq.	82%	90%	100%	12,640
Frame Shed	1979			----	S O U N D	V A L U E	----		600
1,288 SFLA									21,742

Acpt Land

17,000

Accepted Bldg63,000 **Total**

80,000

Easton
Name: WHITTAKER, AUTUMN J

Valuation Report

08/22/2016

Page 1092

Map/Lot:

001-015-D

Account: 817 Card: 1 of 2

Location:

244 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4811 P64

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	75%	Topoqraphv	7,125
1.45	Acres-Rear Land (All)	500.00	725	75%	Topoqraphv	544
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 2.45						Land Total 15,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Liberty M/H	1965	12X32	C 100	12.114	Fair	15%	85%	100%		1,545
Encl Frame Porch	1991	200	D 100	4.448	Fair	54%	100%	100%		2,402
Frame Shed	1965									100
----- S O U N D V A L U E -----										
584 SFLA										Outbuilding Total 4,047

Acpt Land

15,200

Accepted Bldg

4,000

Total

19,200

Easton
Name: WHITTAKER, AUTUMN J

Valuation Report

08/22/2016

Page 1093

Map/Lot:

001-015-D

Account: 817 Card: 2 of 2

Location:

244 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B4811 P64

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Liberty M/H	1969	12X50	C 100	16,595	Fair	15%	85%	100%	2,116
Open Frame Porch	1969	204	D 100	3,172	Fair	40%	100%	100%	1,269
Frame Shed	1969	440	E 100	3,080	Fair	40%	80%	100%	986
1.75 S-Gar	1980	440	D 100	9,517	Avq-	65%	80%	100%	4,949
Canopy	1980	242	E 100	1,151	Fair	40%	100%	100%	460
1,184 SFLA									
						Outbuilding Total			9,780
Accpt Land			0	Accepted Bldg			9,800	Total	9,800

Easton
Name: WHITTAKER, AUTUMN J

Valuation Report

08/22/2016

Page 1094

Map/Lot:

001-015-D

Account: 817

Location:

244 WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	15,200	4,000	19,200	15,200	4,000	19,200
2	0	9,800	9,800	0	9,800	9,800
TOTAL	15,200	13,800	29,000	15,200	13,800	29,000

Easton
Name: WHITTAKER, JUSTIN

Valuation Report

08/22/2016

Page 1095

Map/Lot:

017-021

Account: 391 Card: 1 of 1

Location:

63 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 11/23/2009
Sale Price 0
Sale Type
Financing
Verified
Validity

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

CLASS Residential
Reference 1 B4772P312

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	9,500.00	4,353	100%		4,353
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.21 Land Total						11,853

Dwelling Description

Replacement Cost New

Conventional	One Story	624 Sqft	Grade D 90	Base	28,164
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-640
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,374
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,550
Attic	Floor & Stairs			Attic	929
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-309
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1930	0	None	None	Fair	Inadeq.	24,220		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
Damage		None		40%	34%	100%		
						Value(Rcnld)		
						3,294		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	192	D 90	6,703	Fair	40%	34%	100%	912
Frame Garage	1930	384	D 90	5,808	Fair	40%	80%	100%	1,858
Frame Shed	1930	120	D 90	1,240	Fair	40%	80%	100%	397
816 SFLA									
Outbuilding Total									3,167

Acpt Land

11,900

Accepted Bldg

6,500

Total

18,400

Easton
Name: WHITTAKER, STEVEN J

Valuation Report

08/22/2016

Page 1096

Map/Lot:

001-015-C

Account: 827 Card: 1 of 2

Location:

236 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1307P200

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.80	Acres-Rear Land (All)	500.00	900	100%		900
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
1.00	Acres-Wasteland	60.00	60	100%		60
Total Acres 3.80						Land Total 14,210

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	320 Sqft	Grade C 100	Base	41,841
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,254
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Good	Typical	39,261
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 84%	Func. % 100% Econ. % 100%	32,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1994	900	C 100	42,578	Avq.	85%	100%	100%	36,191
One Story Frame	1988	480	C 100	22,708	Avq.	82%	100%	100%	18,621
1.25 S-Gar	1992	1080	C 100	21,362	Avq.	84%	60%	100%	10,766
Open Frame Porch	2014	120	C 100	2,414	Avq.	95%	100%	100%	2,293
1,940 SFLA									Outbuilding Total 67,871

Acpt Land

14,200

Accepted Bldg

100,900

Total

115,100

Easton
Name: WHITTAKER, STEVEN J

Valuation Report

08/22/2016

Page 1097

Map/Lot:

001-015-C

Account: 827 Card: 2 of 2

Location:

236 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingBelow Street
Utilities
Street Paved

CLASS Residential
Reference 1 B1307P200

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1977			----	SOUND	VALUE	----		450
Frame Garage	2011	768	C 100	14,202	Avq.	93%	100%	100%	13,208
Frame Garage	2011	1080	C 100	19,346	Avq.	93%	75%	100%	13,494
1,940 SFLA									
					Outbuilding Total				27,152
Accpt Land			0	Accepted Bldg			27,200	Total	27,200

Easton
Name: WHITTAKER, STEVEN J

Valuation Report

08/22/2016

Page 1098

Map/Lot:

001-015-C

Account: 827

Location:

236 WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	14,200	100,900	115,100	14,200	100,900	115,100
2	0	27,200	27,200	0	27,200	27,200
TOTAL	14,200	128,100	142,300	14,200	128,100	142,300

Easton

Valuation Report

08/22/2016

Name: WILCOX, LORRAINE

Page 1099

KIRKPATRICK, F. & D. PERLEY

JT

Map/Lot:

018-041

Account: 426

Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B3466P104 B4158P21-4
 Reference 2
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	90%	Topoqraphv	8,550
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.00						Land Total 16,050

Dwelling Description

Replacement Cost New

Conventional	One Story	759 Sqft	Grade D 100	Base	34,566
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,156
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-418
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Typical	Typical	Below Average	Inadeq.	35,304			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	90%	100%	15,887				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	161	D 100	3,716	Avq-	50%	90%	100%	1,672
Concrete Pad /CF	1970	252	D 100	1,177	Avq.	69%	100%	100%	812
920 SFLA						Outbuilding Total			2,484
Acpt Land		16,100	Accepted Bldg		18,400	Total			34,500

Easton
Name: WILCOX, RODNEY A

Valuation Report

08/22/2016

Page 1100

Map/Lot:

001-017

Account: 831 Card: 1 of 1

Location:

222 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5104P176

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.31	Acres-Rear Land (All)	500.00	155	100%		155
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.31 Land Total						17,155

Dwelling Description

Replacement Cost New

Conventional	One Story	750 Sqft	Grade C 100	Base	41,888
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,400
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-210
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	Typical	Typical	Above Average	Typical	43,078	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	30,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1992	240	C 100	6,340	Avq.	84%	100%	100%	5,326
Open Frame Porch	1992	60	C 100	1,375	Avq.	84%	100%	100%	1,155
Frame Garage	1960	600	C 100	11,432	Avq+	75%	80%	100%	6,859
990 SFLA Outbuilding Total									13,340

Acpt Land

17,200

Accepted Bldg

43,500

Total

60,700

Easton

Valuation Report

08/22/2016

Name: WILCOX, TIMOTHY S

Page 1101

WILCOX, MARY T

Map/Lot:

018-057

Account: 834 Card: 1 of 1

Location:

29 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
 Reference 1 B1582P336 B4682P044
 Reference 2 M1971P205 M2545P241
 Tran/Land/Bldg 1 1 1
 Recertified Date 0 Y Coordinate 0
 Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	9,500.00	8,172	100%		8,172
2,500	\$/SF -Pavement	2.50	6,250	100%		6,250
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.74			Land Total			21,922

Dwelling Description

Replacement Cost New

Ranch	One Story	1,440 Sqft	Grade C 110	Base	68,519
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,540
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,080
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	73,139
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	95% 100%	56,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	160	C 110	1,404	Avq.	85%	100%	100%	1,193
Frame Garage	1990	896	C 100	16,312	Avq.	83%	95%	100%	12,862
1,440 SFLA									
									Outbuilding Total
									14,055

Acpt Land

21,900

Accepted Bldg

70,300

Total

92,200

Easton
Name: WINDERMERE ASSOCIATES

Valuation Report

08/22/2016

Page 1102

Map/Lot:

019-020-A

Account: 835 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B1823P102

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.33	Acres-Rear Land (All)	500.00	1,665	100%		1,665
Total Acres 3.33				Land Total		1,665
Accpt Land		1,700	Accepted Bldg		0	Total
						1,700

Easton
Name: WINDERMERE ASSOCIATES

Valuation Report

08/22/2016

Page 1103

Map/Lot:

004-016

Account: 836 Card: 1 of 5

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Commercial

Reference 1 B1823P102

Reference 2

Tran/Land/Bldg 1 1 17

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	200%	Environmen	19,000
3.50	Acres-Rear Land (All)	500.00	1,750	100%		1,750
18,000	\$/SF -Pavement	2.50	45,000	100%		45,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 4.50						Land Total 73,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1s Office /0	1985	1440	D 100	130,733	Avg.	69%	75%	100%	67,654
Open Frame Porch	1985	20	D 100	559	Avg.	80%	100%	100%	447
Outbuilding Total									68,101

Acpt Land

73,300

Accepted Bldg

68,100

Total

141,400

Easton
Name: WINDERMERE ASSOCIATES

Valuation Report

08/22/2016

Page 1104

Map/Lot:

004-016

Account: 836 Card: 2 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1823P102

Reference 2

Tran/Land/Bldg 1 1 5

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2s Apartments /0	1985	3200	D 100	489,245	Avg.	69%	75%	100%	253,184
1SFr Overhang	1985	28	D 100	1,086	Avg.	80%	100%	100%	869
1SFr Overhang	1985	28	D 100	1,086	Avg.	80%	100%	100%	869
1SFr Overhang	1985	16	D 100	620	Avg.	80%	100%	100%	496
1SFr Overhang	1985	28	D 100	1,086	Avg.	80%	100%	100%	869
Open Frame Porch	1985	24	D 100	616	Avg.	80%	100%	100%	493
Open Frame Porch	1985	24	D 100	616	Avg.	80%	100%	100%	493
100 SFLA									
						Outbuilding Total			257,273
Accpt Land			0	Accepted Bldg			257,300	Total	257,300

Easton
Name: WINDERMERE ASSOCIATES

Valuation Report

08/22/2016

Page 1105

Map/Lot:

004-016

Account: 836 Card: 3 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1823P102

Reference 2

Tran/Land/Bldg 1 1 5

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2s Apartments /0	1985	1647	D 100	251,808	Avg.	69%	75%	100%	130,311
Open Frame Porch	1985	24	D 100	616	Avg.	80%	100%	100%	493
Frame Shed	2003	256	D 100	2,939	Avg.	89%	80%	100%	2,093
1SFr Overhang	1985	22	D 100	853	Avg.	80%	100%	100%	682
1SFr Overhang	1985	22	D 100	853	Avg.	80%	100%	100%	682
144 SFLA									
						Outbuilding Total			134,261
Acpt Land			0	Accepted Bldg			134,300	Total	134,300

Easton
Name: WINDERMERE ASSOCIATES

Valuation Report

08/22/2016

Page 1106

Map/Lot:

004-016

Account: 836 Card: 4 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1823P102

Reference 2

Tran/Land/Bldg 1 1 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2s Apartments /0	1985	1647	D 100	251,808	Avg.	69%	75%	100%	130,311
1SFr Overhang	1985	22	D 100	853	Avg.	80%	100%	100%	682
1SFr Overhang	1985	22	D 100	853	Avg.	80%	100%	100%	682
Open Frame Porch	1985	24	D 100	616	Avg.	80%	100%	100%	493
188 SFLA						Outbuilding Total			132,168
Acpt Land			0	Accepted Bldg		132,200	Total		132,200

Easton
Name: WINDERMERE ASSOCIATES

Valuation Report

08/22/2016

Page 1107

Map/Lot:

004-016

Account: 836 Card: 5 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

CLASS New Multi-Family

Reference 1 B1823P102

Reference 2

Tran/Land/Bldg 1 1 4

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2s Apartments /0	1985	1647	D 100	251,808	Avg.	69%	75%	100%	130,311
1SFr Overhang	1985	22	D 100	853	Avg.	80%	100%	100%	682
1SFr Overhang	1985	22	D 100	853	Avg.	80%	100%	100%	682
Open Frame Porch	1985	24	D 100	616	Avg.	80%	100%	100%	493
232 SFLA						Outbuilding Total			132,168
Acpt Land			0	Accepted Bldg		132,200	Total		132,200

Easton
Name: WINDERMERE ASSOCIATES

Valuation Report

08/22/2016

Page 1108

Map/Lot:

004-016

Account: 836

Location:

WEST RIDGE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	73,300	68,100	141,400	73,300	68,100	141,400
2	0	257,300	257,300	0	257,300	257,300
3	0	134,300	134,300	0	134,300	134,300
4	0	132,200	132,200	0	132,200	132,200
5	0	132,200	132,200	0	132,200	132,200
TOTAL	73,300	724,100	797,400	73,300	724,100	797,400

Easton
Name: WINNINGHOFF, MARK

Valuation Report

08/22/2016

Page 1109

Map/Lot:

017-020

Location:

65 STATION ROAD

Account: 394 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 07/24/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Related Parties

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

CLASS Residential
Reference 1 B5213P030 B5450P321

Reference 2
Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	9,500.00	3,425	90%	Topoqraphv	3,083
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.13						Land Total 10,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Liberty M/H	1972	12X54	C 100	17,590	Good	50%	85%	100%	7,476
Unfin Basement	2007	648	C 100	7,664	Avq.	91%	100%	100%	6,974
One Story Frame	2007	648	D 100	25,138	Avq.	91%	100%	100%	22,876
1,296 SFLA									Outbuilding Total 37,326

Accpt Land	10,600	Accepted Bldg	37,300	Total	47,900
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Easton
Name: WOLVERTON, BARRY L & DEBRA A

Valuation Report

08/22/2016

Page 1110

Map/Lot:

007-038-C

Account: 839 Card: 1 of 1

Location:

219 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1885P102

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
6.30	Acres-Rear Land (All)	500.00	3,150	100%		3,150
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 7.30 Land Total						20,150

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	60,576
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	Typical	Typical	Above Average	Typical	60,576			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	95%	100%	48,340				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1983	248	C 105	2,014	Avq+	84%	95%	100%	1,607
Open Frame Porch	1983	120	C 105	2,535	Avq+	84%	95%	100%	2,023
Frame Garage	1991	672	C 105	13,250	Avq.	83%	100%	100%	10,998
Frame Shed	1983	280	C 105	4,116	Avq+	84%	95%	100%	3,284
Canopy	1983	136	E 100	647	Avq.	79%	100%	100%	511
Unfinished Attic	1983	280	C 105	3,340	Avq+	84%	95%	100%	2,666
1,152 SFLA						Outbuilding Total			21,089
Acpt Land		20,200	Accepted Bldg		69,400	Total			89,600

Easton
Name: WOLVERTON, BARRY L & DEBRA E JT

Valuation Report

08/22/2016

Page 1111

Map/Lot:

006-020

Account: 840 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level
Utilities None
Street Paved

CLASS Residential
Reference 1 B4258P139
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
10.00	Acres-Rear Land (All)	500.00	5,000	50%	Topography	2,500
Total Acres 12.00					Land Total	12,500

Dwelling Description

Replacement Cost New

Other	One Story	392 Sqft	Grade D 100	Base	25,668
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-4,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,998
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-360
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	None	None	Average	Typical	17,396			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	72%	100%	11,398				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	72	D 100	522	Avq.	91%	72%	100%	342
Frame Shed	2007								750
392 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									1,092

Acpt Land

12,500

Accepted Bldg

12,500

Total

25,000

Easton

Valuation Report

08/22/2016

Name: WOLVERTON, DONNA H

Page 1112

WOLVERTON, RICHARD D

Map/Lot:

007-038

Account: 844 Card: 1 of 1

Location:

239 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B3478P205

Reference 2

Tran/Land/Bldg 1 1 9

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
89.37	Acres-Rear Land (All)	500.00	44,685	100%		44,685
20.00	Acres-Tillable	1,000.00	20,000	100%		20,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 110.37						Land Total 81,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Maple Leaf M/H	1999	16X72	B 100	33,441	Avq.	39%	100%	100%	13,042
Wood Deck	1999	120	C 100	986	Avq.	87%	100%	100%	858
Wood Deck	1999	312	C 100	2,383	Avq.	87%	100%	100%	2,073
Frame Garage	1999	576	C 100	11,036	Avq.	87%	100%	100%	9,601
1,152 SFLA						Outbuilding Total			25,574

Accpt Land

81,700

Accepted Bldg

25,600

Total

107,300

Easton

Valuation Report

08/22/2016

Name: WOLVERTON, DONNA H

Page 1113

WOLVERTON, RICHARD D

Map/Lot:

007-036

Account: 846 Card: 1 of 1

Location:

RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Paved

CLASS Residential
 Reference 1 B3478P205

Reference 2
 Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
14.50	Acres-Rear Land (All)	500.00	7,250	100%		7,250
Total Acres 15.50					Land Total	16,750

Accpt Land

16,800

Accepted Bldg

0

Total

16,800

Easton
Name: WOODCOCK, HAROLD W

Valuation Report

08/22/2016

Page 1114

Map/Lot:

002-022

Location:

MAHANY ROAD

Account: 147 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/01/1998
Sale Price	14,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Agricultural
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Paved

CLASS Residential
Reference 1 B2121P246

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.00	Acres-Secondary	.00		100%		0
45.00	Acres-Rear Land (All)	500.00	22,500	100%		22,500
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 47.00						Land Total 39,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	2011	14X64	B 100	26.621	Avg.	81%	100%	100%	21,563
Frame Shed	2000	784	D 100	9,000	Avg-	79%	100%	100%	7,110
Frame Shed	2000	360	D 100	4,133	Avg-	79%	100%	100%	3,265
896 SFLA									
Outbuilding Total									31,938

Acpt Land

39,500

Accepted Bldg

31,900

Total

71,400

Easton
Name: WOODCOCK, HAROLD W

Valuation Report

08/22/2016

Page 1115

Map/Lot:

002-018-D

Account: 404 Card: 1 of 1

Location:

240 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/01/2003
Sale Price	13,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B3819P197

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Restricted	7,125
39.00	Acres-Rear Land (All)	500.00	19,500	100%		19,500
Total Acres 40.00				Land Total		26,625

Accpt Land	26,600	Accepted Bldg	0	Total	26,600
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Easton
Name: WOOLLARD, DEBI-JO

Valuation Report

08/22/2016
Page 1116
009-005
FULLER ROAD

Account: 57 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B2766P233 B3082P251 B3524P099
Reference 2
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	75%	Access	7,125
14.00	Acres-Rear Land (All)	500.00	7,000	100%		7,000
Total Acres 15.00			Land Total			14,125
Accpt Land		14,100	Accepted Bldg	0	Total	14,100

Easton
Name: WOOLLARD, SANDRA D

Valuation Report

08/22/2016

Page 1117

Map/Lot:

013-005

Account: 841 Card: 1 of 1

Location:

408 STATION ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5188P013

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	9,500.00	5,027	100%		5,027
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 0.28					Land Total	12,527

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade D 100	Base	41,379
Exterior	Vinyl/Aluminum	Masonry Trim	148Sqft	Trim	680
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Old Type	Old Type	Below Average	Typical	41,581
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Damage	None	50%	95%	100%	19,751	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	96	D 100	2,495	Avq-	50%	95%	100%	1,186
One Story Frame	1955	112	D 100	4,344	Avq-	50%	95%	100%	2,063
Wood Deck	1990	192	D 100	1,238	Avq-	72%	100%	100%	891
One Story Frame	1955	70	D 100	2,716	Avq-	50%	95%	100%	1,290
Open Frame Porch	2006	112	D 100	1,866	Avq.	91%	100%	100%	1,698
Canopy	1955			---- S O U N D V A L U E ----					500
Frame Garage	1978	435	D 100	7,143	Avq-	63%	95%	100%	4,275
Frame Shed	1955			---- S O U N D V A L U E ----					100
Frame Shed	1955			---- S O U N D V A L U E ----					100
Frame Shed	1955			---- S O U N D V A L U E ----					100
1,318 SFLA								Outbuilding Total	12,203

Acpt Land

12,500

Accepted Bldg

32,000

Total

44,500

Easton
Name: WRIGHT, CHAD E

Valuation Report

08/22/2016
Page 1118
008-006-002
HENDERSON RD

Account: 1087 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4410P188

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
11.80	Acres-Rear Land (All)	500.00	5,900	100%		5,900
Total Acres 12.80			Land Total			15,400
Accpt Land		15,400	Accepted Bldg	0	Total	15,400

Easton
Name: YODER, DANIEL

Valuation Report

08/22/2016
Page 1119
005-012
60 LADNER RD

Account: 861 Card: 1 of 3 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities Drilled WellCesspool
Street Paved

CLASS Industrial
Reference 1 B4603P020

Reference 2
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
105.25	Acres-Rear Land (All)	500.00	52,625	100%		52,625
9.00	Acres-Softwood-TG	120.00	1,080	100%		1,080
35.00	Acres-Mixed Wood-TG	165.00	5,775	100%		5,775
8.00	Acres-Hardwood-TG	181.00	1,448	100%		1,448
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
Total Acres 158.25						Land Total 74,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	2012	1298	C 100	6,601	Avq.	94%	100%	100%	6,205
Barn	2012	1298	C 100	26,053	Avq.	94%	75%	100%	18,368
Unfin Basement	2012	1298	C 100	15,352	Avq.	94%	100%	100%	14,431
Frame Shed	0			---- S O U N D V A L U E ----					100
Frame Shed	0			---- S O U N D V A L U E ----					400
Canopy	2012	531	D 100	4,145	Avq.	94%	100%	100%	3,896
Outbuilding Total									43,400

Accpt Land	74,200	Accepted Bldg	43,400	Total	117,600
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Easton
Name: YODER, DANIEL

Valuation Report

08/22/2016

Page 1120

Map/Lot:

005-012

Account: 861 Card: 2 of 3

Location:

60 LADNER RD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4603P020

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade D 115	Base	63,165
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-6,531
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,980
Attic	Floor & Stairs			Attic	1,441
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area		NONE		Dwelling Condition			Unimproved			0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2009	0	Obsolete	None	Average	Typical			56,095		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		92%	78%	100%	40,254			
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story Basement	2009	432	D 115	24,091	Avg.	92%	81%	100%	17,953	
One Story Frame	2009	240	D 115	10,707	Avg.	92%	78%	100%	7,683	
One Story Frame	2009	560	D 115	24,982	Avg.	92%	78%	100%	17,927	
Unfin Basement	2009	288	D 115	3,212	Avg.	92%	81%	100%	2,394	
Open Frame Porch	2009	288	D 115	5,020	Avg.	92%	81%	100%	3,741	
Greenhouse	2009			---- S O U N D V A L U E ----				300		
Frame Shed	2009			---- S O U N D V A L U E ----				7,000		
2,528 SFLA				Outbuilding Total				56,998		
Acpt Land		0	Accepted Bldg		97,300	Total		97,300		

Easton
Name: YODER, DANIEL

Valuation Report

08/22/2016

Page 1121

Map/Lot:

005-012

Location:

60 LADNER RD

Account: 861 Card: 3 of 3

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities
Street Paved

CLASS Industrial
Reference 1 B4603P020

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story Barn	2008	4872	D 100	110,313	Avq.	92%	75%	100%	76,116
Frame Shed	2008	456	D 100	5,235	Avq.	92%	80%	100%	3,853
Frame Shed	2008	240	D 100	2,755	Avq.	92%	80%	100%	2,028
Frame Shed	2008	480	D 100	5,510	Avq.	92%	80%	100%	4,055
Frame Shed	2008	456	D 100	5,235	Avq.	92%	80%	100%	3,853
Silo 12 Base/Hi	2008	20	C 100	5,000	Avq.	91%	100%	100%	4,550
Silo 12 Base/Hi	2008	35	C 100	8,000	Avq.	91%	100%	100%	7,280
2,528 SFLA								Outbuilding Total	101,735
Accpt Land			0	Accepted Bldg			101,700	Total	101,700

Easton
Name: YODER, DANIEL

Valuation Report

08/22/2016
Page 1122
005-012
60 LADNER RD

Account: 861

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	74,200	43,400	117,600	74,200	43,400	117,600
2	0	97,300	97,300	0	97,300	97,300
3	0	101,700	101,700	0	101,700	101,700
TOTAL	74,200	242,400	316,600	74,200	242,400	316,600

Easton
Name: YODER, DANIEL & LYDIA

Valuation Report

08/22/2016

Page 1123

Map/Lot:

008-029-A

Account: 69 Card: 1 of 1

Location:

BOWERS ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/1989
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Gravel

CLASS Residential
Reference 1 B5203P156

Reference 2
Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	50%	Access	4,750
31.00	Acres-Rear Land (All)	500.00	15,500	100%		15,500
8.00	Acres-Tillable	1,000.00	8,000	100%		8,000
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 40.00						31,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value
							Func		Rcnld
1.25 S-Gar	1996	896	C 100	17,722	Avg.	86%	100%	100%	15,241
Outbuilding Total									15,241

Accpt Land	31,600	Accepted Bldg	15,200	Total	46,800
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Easton
Name: YODER, DANIEL & LYDIA

Valuation Report

08/22/2016

Page 1124

Map/Lot:

008-030

Location:

BOWERS ROAD

Account: 260 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/01/2004
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5236P110

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Access	2,375
41.00	Acres-Rear Land (All)	500.00	20,500	100%		20,500
Total Acres 42.00					Land Total	22,875

Accpt Land	22,900	Accepted Bldg	0	Total	22,900
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Easton
Name: YODER, DANIEL & LYDIA

Valuation Report

08/22/2016

Page 1125

Map/Lot:

008-029

Location:

BOWERS ROAD

Account: 842 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/1999
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

CLASS Residential
Reference 1 B5203P156

Reference 2
Tran/Land/Bldg 1 1 99

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	25%	Access	2,375
33.00	Acres-Rear Land (All)	500.00	16,500	100%		16,500
6.00	Acres-Tillable	1,000.00	6,000	100%		6,000
Total Acres 40.00					Land Total	24,875

Accpt Land	24,900	Accepted Bldg	0	Total	24,900
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Easton
Name: YODER, DENNIS A & SALOMA D

Valuation Report

08/22/2016

Page 1126

Map/Lot:

004-049-B

Account: 332 Card: 1 of 1

Location:

187 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/01/1988
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Changes

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

CLASS Residential
Reference 1 B5194P243

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
0.22	Acres-Rear Land (All)	500.00	110	100%		110
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.22 Land Total						17,110

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	800 Sqft	Grade D 100	Base	50,496
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,776
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1992	Typical	Obsolete	Average	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Overbuilt	None	60%	76%	100%	20,063				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2014	336	D 100	13,035	Avq.	95%	50%	100%	6,192
Unfin Basement	2014	336	D 100	3,258	Avq.	95%	50%	100%	1,548
Open Frame Porch	2014	320	D 100	4,819	Avq.	95%	100%	100%	4,578
2S Frame Garage	1900	1280	C 100	39,394	Avq.	60%	50%	100%	11,818
Barn	2014	864	C 100	18,841	Avq.	95%	100%	100%	17,899
1,736 SFLA									42,035
						Outbuilding Total			

Acpt Land

17,100

Accepted Bldg

62,100

Total

79,200

Valuation Report

08/22/2016

Page 1127

Map/Lot:

004-051

Account: 432 Card: 1 of 1

Location:

152 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B4888P183 B4937P432
Reference 2
Tran/Land/Bldg 3 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
45.00	Acres-Farmland Tillable	400.00	18,000	100%		18,000
30.00	Acres-Farmland Pasture	400.00	12,000	100%		12,000
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
18.66	Acres-Mixed Wood-TG	165.00	3,079	100%		3,079
Total Acres 94.66 Land Total						46,329

Dwelling Description

Replacement Cost New

Conventional	One Story	1,152 Sqft	Grade D 110	Base	48,504
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,102
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,502
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,894
Attic	1/4 Finished			Attic	3,755
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Obsolete	None	Average	Typical	35,761
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	81%	100%
						Value(Rcnld)
						26,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	256	D 110	4,302	Avq.	93%	81%	100%	3,241
Frame Shed	2011	1088	D 110	13,739	Avq.	93%	80%	100%	10,222
Frame Shed	2011			----- S O U N D V A L U E -----					400
Unfinished Attic	2013	2470	D 110	9,507	Avq.	94%	75%	100%	6,703
2 Story Barn	2013	2470	D 110	64,756	Avq.	94%	75%	100%	45,653
Barn	2013	532	D 110	12,016	Avq.	94%	80%	100%	9,036
Barn	2013	1740	D 110	30,127	Avq.	94%	75%	100%	21,239
1,152 SFLA									
Outbuilding Total									96,494

Acpt Land

46,300

Accepted Bldg

123,400

Total

169,700

Easton
Name: YODER, JOHN & AMANDA J

Valuation Report

08/22/2016

Page 1128

Map/Lot:

004-044

Account: 634 Card: 1 of 2

Location:

390 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5123P337

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 09/01/1996
Sale Price 22,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.02	Acres-Rear Land (All)	500.00	2,010	100%		2,010
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.02						Land Total 19,010

Dwelling Description

Replacement Cost New

Conventional	Two Story	704 Sqft	Grade D 105	Base	51,644
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	0
Rooms	13				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,205
Attic	Floor & Stairs			Attic	1,161
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-339
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	0	Obsolete	Typical	Below Average	Typical	53,671
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
						Value Rcnld 25,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1856	64	D 105	2,606	Avq-	50%	100%	100%	1,303
Frame Bay Window	1856	24	D 105	1,504	Avq-	50%	100%	100%	752
Open Frame Porch	1856	30	D 105	736	Avq-	50%	100%	100%	368
Open Frame Porch	1856	64	D 105	1,243	Avq-	50%	100%	100%	622
Wood Deck	1856	32	D 105	298	Avq-	50%	100%	100%	149
Unfin Basement	1856	64	D 105	652	Avq-	50%	100%	100%	326
1,496 SFLA									
Outbuilding Total									3,520

Acpt Land

19,000

Accepted Bldg

29,000

Total

48,000

Easton
Name: YODER, JOHN & AMANDA J

Valuation Report

08/22/2016

Page 1129

Map/Lot:

004-044

Account: 634 Card: 2 of 2

Location:

390 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/01/1996
Sale Price	22,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B2943P088

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 Story Fr	1856	408	D 105	24.099	Avq-	50%	100%	100%	12.050
Unfin Basement	1856	204	D 105	2.078	Avq-	50%	100%	100%	1.039
One Story Frame	1856	216	D 105	8.799	Avq-	50%	100%	100%	4.400
Frame Shed	1856	160	D 105	1.929	Avq-	50%	80%	100%	771
Unfin Basement	1856	216	D 105	2.200	Avq-	50%	100%	100%	1.100
Wood Deck	1856	154	D 105	1.062	Avq-	50%	100%	100%	531
Frame Shed	1856			- - - - S O U N D V A L U E - - - -					500
Frame Garage	1856	768	C 100	14.202	Avq.	60%	100%	100%	8.521
2,324 SFLA								Outbuilding Total	28,912
Accpt Land		0	Accepted Bldg		28,900	Total			28,900

Easton
Name: YODER, JOHN & AMANDA J

Valuation Report

08/22/2016

Page 1130

Map/Lot:

004-044

Account: 634

Location:

390 HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	19,000	29,000	48,000	19,000	29,000	48,000
2	0	28,900	28,900	0	28,900	28,900
TOTAL	19,000	57,900	76,900	19,000	57,900	76,900

Easton
Name: YODER, JOHN D

Valuation Report

08/22/2016

Page 1131

Map/Lot:

021-013

Account: 346 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 11 Comm./Ind.

Sale Data
Sale Date 09/03/2009
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use Commercial
Topography Level
Utilities Drilled Well
Street Paved

CLASS Commercial
Reference 1 B4748P055

Reference 2
Tran/Land/Bldg 1 2 23

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	9,500.00	7,420	200%	Environmen	14,839
1.000	\$/SF -Pavement	2.50	2,500	100%		2,500
1.00	# -Lot Improvement	7,500.00	7,500	45%	Fract. Sha	3,375
Total Acres 0.61			Land Total			20,714

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	936 Sqft	Grade D 100	Base	53,375
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,787
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2010	0	None	None	Average	Typical	38,922		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		No Electricity		93%	65%	81%		
						Value(Rcnld)		
						19,058		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	156	D 100	2,491	Avq.	93%	72%	81%	1,351
Encl Frame Porch	2010	384	D 100	7,902	Avq.	93%	65%	81%	3,869
Frame Shed	2010			----- S O U N D V A L U E -----					500
Barn	2010	900	D 100	15,940	Avq.	93%	100%	81%	12,007
1.5 S-Gar	1993	1280	C 100	30,593	Avq.	84%	75%	81%	15,612
Canopy	1993	1248	D 100	9,743	Avq.	84%	100%	81%	6,629
Two Story Frame	2011	640	D 100	45,846	Avq.	93%	91%	81%	31,428
Open Frame Porch	2011	128	D 100	2,093	Avq.	93%	100%	81%	1,576
Encl Frame Porch	2011	36	D 100	1,370	Avq.	93%	91%	81%	939
Frame Garage	2013	750	D 100	11,402	Avq.	94%	100%	81%	8,682
3,104 SFLA									
						Outbuilding Total			82,593

Acpt Land

20,700

Accepted Bldg

101,700

Total

122,400

Easton
Name: YODER, NOAH J & LOVINA

Valuation Report

08/22/2016
Page 1132
011-001-004
208 FOREST AVE

Account: 903 Card: 1 of 2 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

CLASS Old Multi-Family
Reference 1 B5169P337

Reference 2
Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
71.00	Acres-Tillable	1,000.00	71,000	100%		71,000
2.00	Acres-Wasteland	60.00	120	100%		120
3.00	Acres-Softwood-TG	120.00	360	100%		360
9.00	Acres-Hardwood-TG	181.00	1,629	100%		1,629
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 90.00						92,109

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,066 Sqft	Grade D 110	Base	63,475
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,913
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,856
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,894
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Old Type	Obsolete	Average	Typical	46,812
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		95%	90%	100%
						40,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2014	355	D 110	15,149	Avq.	95%	90%	100%	12,953
Open Frame Porch	2014	400	D 110	6,551	Avq.	95%	90%	100%	5,601
1,954 SFLA									
Outbuilding Total									18,554

Acpt Land

92,100

Accepted Bldg

58,600

Total

150,700

Easton
Name: YODER, NOAH J & LOVINA

Valuation Report

08/22/2016

Page 1133

Map/Lot:

011-001-004

Location:

208 FOREST AVE

Account: 903 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Old Multi-Family

Reference 1 B4984P012

Reference 2

Tran/Land/Bldg 1 1 98

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2011	1127	C 100	15,779	Avg.	93%	75%	100%	11,006
Unfinished Attic	2011	560	C 100	4,122	Avg.	93%	80%	100%	3,066
Frame Shed	2011	560	C 100	7,840	Avg.	93%	80%	100%	5,833
Open Frame Porch	2011	342	C 100	6,257	Avg.	93%	100%	100%	5,819
Canopy	2011	180	C 100	1,714	Avg.	93%	100%	100%	1,594
Frame Shed	2015	480	C 100	6,720	Avg.	95%	100%	100%	6,384
Canopy	2015	160	C 100	1,523	Avg.	95%	100%	100%	1,447
1,954 SFLA								Outbuilding Total	35,149
Accpt Land		0	Accepted Bldg		35,100	Total			35,100

Easton
Name: YODER, NOAH J & LOVINA

Valuation Report

08/22/2016
Page 1134
011-001-004
208 FOREST AVE

Account: 903

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	92,100	58,600	150,700	92,100	58,600	150,700
2	0	35,100	35,100	0	35,100	35,100
TOTAL	92,100	93,700	185,800	92,100	93,700	185,800

Easton
Name: YODER, NOAH J. & LOVINA N.

Valuation Report

08/22/2016

Page 1135

Map/Lot:

008-023

Account: 571 Card: 1 of 5

Location:

278 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 06/12/2014
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

CLASS Residential
Reference 1 B5315P0204 ESTATE
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
27.70	Acres-Rear Land (All)	500.00	13,850	100%		13,850
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 28.70						Land Total 30,850

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,056 Sqft	Grade C 110	Base	79,562
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,080
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,080
Insulation	Capped Only			Insulation	-1,025
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	1950	Typical	Typical	Very Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	98%	100%	66,402	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1918	336	C 110	17,485	V.G.	80%	98%	100%	13,708
Encl Frame Porch	1918	216	C 110	6,369	V.G.	80%	98%	100%	4,993
Open Frame Porch	1918	333	C 110	6,712	V.G.	80%	100%	100%	5,370
2,400 SFLA									Outbuilding Total 24,071

Acpt Land

30,900

Accepted Bldg

90,500

Total

121,400

Easton
Name: YODER, NOAH J. & LOVINA N.

Valuation Report

08/22/2016

Page 1136

Map/Lot:

008-023

Location:

FULLER ROAD

Account: 571 Card: 2 of 5

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/12/2014
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities NoneNone
Street Paved

CLASS Agricultural
Reference 1 B1356P223 B1955P295 B3418P032
Reference 2 M2752P319
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Pot.Hse (Old)	1900	1920	D 100	25.190	Good	75%	75%	100%	14.169
Frame Shed	1900	2520	D 100	28.930	Good	75%	75%	100%	16.274
2,400 SFLA						Outbuilding Total			30,443
Accpt Land			0	Accepted Bldg			30,400	Total	30,400

Easton
Name: YODER, NOAH J. & LOVINA N.

Valuation Report

08/22/2016

Page 1137

Map/Lot:

008-023

Location:

FULLER ROAD

Account: 571 Card: 3 of 5

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/12/2014
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1356P223 B1955P295 B3418P032
Reference 2 M2752P319
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story Barn	1901	2816	C 100	80,829	Good	75%	75%	100%	45,466
2,400 SFLA									
						Outbuilding Total			45,466
Accpt Land			0	Accepted Bldg		45,500	Total		45,500

Easton
Name: YODER, NOAH J. & LOVINA N.

Valuation Report

08/22/2016

Page 1138

Map/Lot:

008-023

Location:

FULLER ROAD

Account: 571 Card: 4 of 5

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/12/2014
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1356P223 B1955P295 B3418P032
Reference 2 M2752P319
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1920	960	C 100	17,367	Avq+	70%	100%	100%	12,157
2,400 SFLA									
						Outbuilding Total			12,157
Accpt Land			0	Accepted Bldg		12,200	Total		12,200

Easton
Name: YODER, NOAH J. & LOVINA N.

Valuation Report

08/22/2016

Page 1139

Map/Lot:

008-023

Location:

FULLER ROAD

Account: 571 Card: 5 of 5

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/12/2014
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Agricultural
Reference 1 B1356P223 B1955P295 B3418P032
Reference 2 M2752P319
Tran/Land/Bldg 1 1 98
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1920	936	C 100	13.104	Avq.	60%	100%	100%	7,862
Frame Shed	2015	988	D 100	11.342	Avq-	90%	75%	100%	7,656
Frame Shed	2015	560	D 100	6,429	Avq-	90%	75%	100%	4,340
Frame Shed	2014			----- SOUND VALUE -----					500
2,400 SFLA							Outbuilding Total		20,358
Acpt Land			0	Accepted Bldg			20,400	Total	20,400

Easton
Name: YODER, NOAH J. & LOVINA N.

Valuation Report

08/22/2016

Page 1140

Map/Lot:

008-023

Location:

FULLER ROAD

Account: 571

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	30,900	90,500	121,400	30,900	90,500	121,400
2	0	30,400	30,400	0	30,400	30,400
3	0	45,500	45,500	0	45,500	45,500
4	0	12,200	12,200	0	12,200	12,200
5	0	20,400	20,400	0	20,400	20,400
TOTAL	30,900	199,000	229,900	30,900	199,000	229,900

Easton
Name: YOUNG, LENNIE K

Valuation Report

08/22/2016

Page 1141

Map/Lot:

007-069

Account: 341 Card: 1 of 1

Location:

17 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4354P133
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Sale Data
Sale Date 04/01/1999
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
53.87	Acres-Rear Land (All)	500.00	26,935	100%		26,935
3.00	Acres-Tillable	1,000.00	3,000	100%		3,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 57.87						Land Total 46,935

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	792 Sqft	Grade D 110	Base	52,908
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-884
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-300
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Fair	Typical	51,724
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 40%	Func. % 100%	20,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1860	36	D 110	1,537	Fair	40%	100%	100%	615
2S Frame Shed	1860	325	D 110	6,415	Fair	40%	80%	100%	2,053
Frame Shed	2011	2400	D 100	27,552	Avq.	93%	75%	100%	19,217
Frame Shed	2011			----- S O U N D V A L U E -----					500
Frame Shed	1860	288	D 110	3,637	Fair	40%	100%	100%	1,455
1,224 SFLA									Outbuilding Total 23,840

Acpt Land

46,900

Accepted Bldg

44,500

Total

91,400

Easton
Name: YOUNG, LENNIE K & DEBORAH L

Valuation Report

08/22/2016

Page 1142

Map/Lot:

008-041

Account: 702 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/30/2007
Sale Price	10,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4428P287
Reference 2 LOT 1 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07			Land Total			10,035
Acpt Land		10,000	Accepted Bldg		0	Total
						10,000

Easton
Name: YOUNG, LENNIE K & DEBORAH L

Valuation Report

08/22/2016

Page 1143

Map/Lot:

008-042

Location:

FULLER ROAD

Account: 710 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/30/2007
Sale Price	10,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4428P287
Reference 2 LOT 2 EVERGREEN HEIGHTS
Tran/Land/Bldg 1 1 99
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
1.07	Acres-Rear Land (All)	500.00	535	100%		535
Total Acres 2.07			Land Total			10,035
Acpt Land		10,000	Accepted Bldg		0	Total
						10,000