

Easton
Name: ADAMS, CAMERON

Valuation Report

08/06/2018

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(Rcnld)						52,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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

Acpt Land

22,000

Accepted Bldg

84,700

Total

106,700

Easton
Name: ADAMS, CAMERON

Valuation Report

08/06/2018

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

08/06/2018

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

08/06/2018

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	Total	Fctr	Influence	Value
1.00	Acres-Baselot	9,500.00	9,500	100%		9,500
5.55	Acres-Rear Land (All)	500.00	2,775	100%		2,775
8.00	Acres-Tillable	1,000.00	8,000	100%		8,000
Total Acres 14.55			Land Total			20,275
Accpt Land		20,300	Accepted Bldg		0	Total
						20,300

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

Valuation Report

08/06/2018

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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

Easton

Valuation Report

08/06/2018

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

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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						
Economic Obsolescence						25,266
None						
Phys. %						50%
Func. %						95%
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

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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

08/06/2018

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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

Easton
Name: ADAMS, HEIRS OF ANN V

Valuation Report

08/06/2018

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Map/Lot:

004-003-001

Account: 501 Card: 1 of 1

Location:

WEST RIDGE ROAD

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

08/06/2018

Name: ADAMS, HEIRS OF MICHAEL J

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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

08/06/2018

Name: ADAMS, HEIRS OF MICHAEL J

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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

08/06/2018

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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
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Easton

Valuation Report

08/06/2018

Name: ADAMS, STEWART A

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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%	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

08/06/2018

Name: ADAMS, STEWART A

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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 - - - -			
Frame Garage	2011	550	C 100	10.608	Avg.	93%	100%	100%	9.865
1,924 SFLA						Outbuilding Total			30,939
Accpt Land			0	Accepted Bldg			30,900	Total	30,900

Easton

Valuation Report

08/06/2018

Name: ADAMS, STEWART A

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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

08/06/2018

Name: ADAMS, STEWART A & JANICE L

JT

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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

08/06/2018

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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

Easton

Valuation Report

08/06/2018

Name: ADELMAN, H CO, INC

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C/O HIRAM ADELMAN

Map/Lot:

002-007

Account: 13

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

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
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

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

Valuation Report

08/06/2018

Page 19

Map/Lot:

002-004

Account: 14 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
--------------	---------------	---

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

Easton

Valuation Report

08/06/2018

Name: ADELMAN, H CO, INC

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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

08/06/2018

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 D

Valuation Report

08/06/2018

Page 22

Map/Lot:

009-009

Account: 20 Card: 1 of 1

Location:

FULLER ROAD

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	117.00	585	100%		585
34.00	Acres-Mixed Wood-TG	172.00	5,848	100%		5,848
10.00	Acres-Hardwood-TG	188.00	1,880	100%		1,880
Total Acres 71.00				Land Total		28,313
Acpt Land		28,300	Accepted Bldg	0	Total	28,300

Easton
Name: ALEXANDER, BRUCE D

Valuation Report

08/06/2018
Page 23
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
Name: ALEXANDER, BRUCE D & BARBARA A

Valuation Report

08/06/2018
Page 24
009-001-002
FULLER ROAD

Account: 963 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography RollingLevel
Utilities
Street Street Surface

Reference 1 B5723P47

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
5.58	Acres-Rear Land (All)	500.00	2,790	100%		2,790
Total Acres 6.58			Land Total			12,290
Accpt Land		12,300	Accepted Bldg		0	Total
						12,300

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

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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) 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
4.86	Acres-Rear Land (All)	500.00	2,430	100%		2,430
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 5.86					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. %	Value(Rcnld)
Incomplete	None	91%	100%	100%		86,660

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%	100%	100%	21,870
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									43,883

Acpt Land

19,400

Accepted Bldg

130,500

Total

149,900

Easton

Valuation Report

08/06/2018

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

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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) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

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

Easton

Valuation Report

08/06/2018

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

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Map/Lot:

009-001-001

Account: 518

Location:

342 FULLER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	19,400	130,500	149,900	19,400	130,500	149,900
2	0	47,800	47,800	0	47,800	47,800
TOTAL	19,400	178,300	197,700	19,400	178,300	197,700

Easton
Name: ALEXANDER, JONAH

Valuation Report

08/06/2018

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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	Value Rcnld
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, NAOMI & BRUCE D. ALEXANDER

Valuation Report

08/06/2018

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Map/Lot:

009-013-A

Location:

GRAY ROAD

Account: 933 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/26/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Rural
Topography RollingLevel
Utilities
Street Paved

Reference 1 B2978P0237 B5491P84 B5717P155

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
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
Total Acres 5.00					Land Total	11,500
Accpt Land		11,500	Accepted Bldg		0	Total
						11,500

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

Valuation Report

08/06/2018

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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

08/06/2018

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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						Value(Rcnld)
None		None		Phys. %	Func. % Econ. %	62,575
				90%	100%	100%

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

08/06/2018

Name: ALLEN, LORIS WINGER

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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

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
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				0
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			----- SOUND VALUE -----					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

08/06/2018

Page 34

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

08/06/2018

Name: AMBROSE, WENDY S

Page 35

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
					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

08/06/2018

Name: AMES, WILSON HAYWARD

Page 36

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

08/06/2018

Name: AMES, WILSON HAYWARD

Page 37

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

08/06/2018
Page 38
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: AMISH SCHOOL

Valuation Report

08/06/2018

Page 39

Map/Lot:

008-023-A-ON

Location:

FOREST AVENUE

Account: 951 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 5 72

Recertified Date 0 Y Coordinate 0

Exemption(s) 61 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Other	One Story	720 Sqft	Grade C 100	Base	41,001
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	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,100
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. Shed		0
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2016	0	None	None	Average	Typical			38,901	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	72%	100%	26,608		
Outbuildings/Additions/Improvements							Percent Good	Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	2017			----	S O U N D	V A L U E	----		
720 SFLA							Outbuilding Total		
Acpt Land		0	Accepted Bldg		28,100	Total		28,100	

Easton
Name: ANDERSON, DENNIS M

Valuation Report

08/06/2018

Page 40

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

08/06/2018

Page 41

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

08/06/2018

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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

08/06/2018

Page 43

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

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade D 100	Base	55,442
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	750 Sqft, Grade C	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	1,148
Attic	None			Attic	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	56,590			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	50,365				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2013	220	C 100	4,145	Avq.	94%	100%	100%	3,896
Wood Deck	2003	132	C 100	1,073	Avq.	89%	100%	100%	955
Frame Garage	2003	900	C 100	16,378	Avq.	89%	100%	100%	14,576
Canopy	2012	510	E 100	2,428	Avq.	94%	100%	100%	2,282
Canopy	2012	390	D 100	3,044	Avq.	94%	100%	100%	2,861
1,620 SFLA						Outbuilding Total			24,570
Acpt Land		17,300	Accepted Bldg		74,900	Total			92,200

Easton
Name: ARGRAVES, TRAVIS

Valuation Report

08/06/2018

Page 44

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

08/06/2018

Page 45

Map/Lot:

008-006-006

Account: 1091 Card: 1 of 1

Location:

HENDERSON RD

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

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										Outbuilding Total 5,459

Acpt Land

23,100

Accepted Bldg

53,600

Total

76,700

Easton
Name: ARNETT, CALVIN R & PEGGY S

Valuation Report

08/06/2018

Page 47

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
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Easton
Name: AROOSTOOK TRUSSES INC

Valuation Report

08/06/2018

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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

08/06/2018

Name: ARSENAULT, RAYMOND B. & TERESA M. JT

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Map/Lot:

006-016-C

Account: 923 Card: 1 of 1

Location:

LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/20/2017
 Sale Price 11,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Residential
 Topography Rolling
 Utilities None
 Street Paved

Reference 1 B5183P303 B5670P151

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
Name: B. D. GRASS AND SONS, LLC

Valuation Report

08/06/2018

Page 50

Map/Lot:

001-012

Account: 957 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Rural
Topography LevelRolling

Utilities

Street Street Surface

CLASS Residential

Reference 1 B5647P48

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
63.00	Acres-Rear Land (All)	500.00	31,500	100%		31,500
70.00	Acres-Tillable	1,000.00	70,000	100%		70,000
Total Acres 133.00					Land Total	101,500

Accpt Land	101,500	Accepted Bldg	0	Total	101,500
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Easton

Valuation Report

08/06/2018

Name: BABINEAU, EUGENE L JR

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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

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
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

Valuation Report

08/06/2018

Name: BACON, RANDY J & PAULA J

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C/O HENRY GLICK

Map/Lot:

009-011-A

Account: 910 Card: 1 of 1

Location:

GRAY ROAD

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

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

08/06/2018

Name: BANTON, ARTHUR B

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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

08/06/2018

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Map/Lot:

008-060-B

Account: 931 Card: 1 of 1

Location:

108 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) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (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			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	Modern	Modern	Average	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	95%	100%	100%	70,862				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2016	240	C 100	1,859	Avq.	95%	100%	100%	1,766
Frame Shed	2016	400	C 100	5,600	Avq.	95%	100%	100%	5,320
Frame Shed	2016			---- SOUND VALUE ----					200
Frame Shed	2016			---- SOUND VALUE ----					500
Frame Garage	2017	1280	B 100	27,625	Avq.	95%	90%	100%	23,620
Wood Deck	2017	240	C 115	2,138	Avq.	95%	100%	100%	2,031
1,456 SFLA						Outbuilding Total			33,437
Acpt Land		23,100	Accepted Bldg		104,300	Total			127,400

Easton
Name: BARCLAY, SHARON

Valuation Report

08/06/2018

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Map/Lot:

004-033-A-002

Account: 49 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

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								500	
----- S O U N D V A L U E -----									500	
924 SFLA						Outbuilding Total			7,889	
Accpt Land			0	Accepted Bldg			7,900	Total	7,900	

Easton
Name: BARKER, RICHARD E

Valuation Report

08/06/2018

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Map/Lot:

002-016-A

Account: 42 Card: 1 of 1

Location:

MAHANY ROAD

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

08/06/2018

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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
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Easton
Name: BARKER, RICHARD E

Valuation Report

08/06/2018

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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
----- S O U N D V A L U E -----									
480 SFLA									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

08/06/2018

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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

Easton
Name: BARKER, RICHARD E

Valuation Report

08/06/2018

Page 60

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

08/06/2018

Page 61

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

08/06/2018

Page 62

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

08/06/2018

Page 63

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

08/06/2018

Page 64

Map/Lot:

005-013

Account: 40

Location:

HOULTON ROAD

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

08/06/2018

Name: BARNES, GARY A

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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

08/06/2018

Page 66

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

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						Value(Rcnld)
Incomplete		None		Phys. % 76%	Func. % 95%	31,156
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Wood Deck	2006	192	D 115	1,424	Avq.	1,296
Frame BSMT Entry	1962	30	D 115	995	Avq+	718
881 SFLA						
Outbuilding Total						2,014
Acpt Land		13,000	Accepted Bldg		33,200	Total 46,200

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 110	Base	38,263
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	0% Not Heated	Cooling	0% None	Heat	-3,338
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,281
FirePlaces	1			Fireplace	2,526
Insulation	Minimal			Insulation	-466
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2016	Old Type	Old Type	Above Average	Typical	38,266
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	90%
						Value 24,796

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	104	D 110	4,437	Avq+	72%	100%	90%	2,876
Unfin Basement	1950	104	D 110	1,109	Avq+	72%	100%	90%	718
Encl Frame Porch	1950	18	D 110	1,135	Avq+	72%	100%	90%	735
Encl Frame Porch	1950	192	D 110	4,728	Avq+	72%	100%	90%	3,064
Wood Deck	1996	48	D 110	417	Fair	61%	100%	90%	229
Frame Garage	1978	336	D 100	5,805	Fair	40%	50%	90%	1,045
1,082 SFLA									8,667

Outbuilding Total

Acpt Land

13,400

Accepted Bldg

33,500 **Total**

46,900

Easton

Valuation Report

08/06/2018

Name: BEATON, HOLLY D. & NICHOLAS T. ELLIS JT

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Map/Lot:

007-060

Account: 420 Card: 1 of 1

Location:

692 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Date 10/13/2016
Sale Price 123,600Zoning/Use Residential
Topography LevelRolling
Utilities Dug WellSeptic System
Street PavedSale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length SaleCLASS Residential
Reference 1 B4359P005 B5596P224Reference 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	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
					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					Value Rcnld				
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									31,993
Outbuilding Total									
Acpt Land		16,300	Accepted Bldg		85,200	Total			101,500

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

Valuation Report

08/06/2018

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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	Func	Econ	Value 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
Frame Garage	2017	896	C 100	16,312	Avq.	95%	75%	100%	11,622
980 SFLA Outbuilding Total									16,682

Accpt Land

12,200

Accepted Bldg

16,700

Total

28,900

Easton
Name: BEAULIER, MATTHEW D. & SHANNON I.

Valuation Report

08/06/2018

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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) 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
1.47	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
1,728 SFLA							Outbuilding Total	56,115

Acpt Land

17,700

Accepted Bldg

56,100

Total

73,800

Easton

Valuation Report

08/06/2018

Name: BEAULIEU, SHAWN A

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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 Paved

CLASS Residential

Reference 1 B4106P290 B4401P124

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
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

08/06/2018

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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 B5702P222
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. %
None		None		81%	100%	100%
						Value(Rcnld)
						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

Valuation Report

08/06/2018

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Map/Lot:

009-014

Account: 414 Card: 1 of 1

Location:

109 GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 07/29/2013
Sale Price 78,800
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 B5213P070

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	90%	Topoogrphv	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
Open Frame Porch	2013	88	C 100	1,859	Avq.	94%
One Story Frame	2013	192	C 100	9,083	Avq.	94%
Encl Frame Porch	2006	136	C 100	3,959	Avq.	91%
Frame Garage	1952	432	C 100	8,662	Avq+	73%
Frame Shed	1988	336	D 100	3,857	Avq.	82%
1,308 SFLA						
Outbuilding Total						22,742

Acpt Land

19,500

Accepted Bldg

66,000

Total

85,500

Easton
Name: BELL, BYRON J. & BELL, VELMA M. JT

Valuation Report

08/06/2018

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Map/Lot:

001-008-A

Account: 711 Card: 1 of 1

Location:

303 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/30/2016
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 B1193P155 B5591P307
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
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Easton
Name: BELL, ROBERT P & MARY E

Valuation Report

08/06/2018

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Map/Lot:

002-018-B

Location:

MAHANY ROAD

Account: 569 Card: 1 of 1

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%
						Value(Rcnd)
						8,942

Accpt Land

17,100

Accepted Bldg

8,900

Total

26,000

Easton
Name: BELLE-ISLE, SHEILA

Valuation Report

08/06/2018

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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) 1 0 0 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

08/06/2018

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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

08/06/2018

Page 78

Map/Lot:

002-018-A

Account: 92 Card: 1 of 1

Location:

145 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/28/2015
Sale Price 22,900
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 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	Average	Typical	15,687
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	95%	72%	100%		10,730

Accpt Land

26,600

Accepted Bldg

10,700

Total

37,300

Easton
Name: BERNIER, CARL E

Valuation Report

08/06/2018

Page 79

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			----- SOUND VALUE -----					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
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Easton
Name: BETHEL, MICHAEL SCOTT

Valuation Report

08/06/2018

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Map/Lot:

008-004-A

Account: 917 Card: 1 of 1

Location:

HOULTON ROAD

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

08/06/2018

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Map/Lot:

017-004

Account: 387 Card: 1 of 1

Location:

50 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/01/2004
Sale Price	25,000
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 B4334P233

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
0.65	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

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	Good	Typical	44,962			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Dirt Floor Bsmt		None		75%	97%	100%	32,710		
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	Good	75%	97%	100%	3,199
Open Frame Porch	1920	20	D 110	615	Good	75%	97%	100%	447
Unfinished Attic	1920	168	D 110	2,529	Good	75%	97%	100%	1,840
One Story Frame	1920	168	D 110	7,169	Good	75%	97%	100%	5,216
Unfinished Attic	1920	238	D 110	2,742	Good	75%	97%	100%	1,994
Encl Frame Porch	1920	238	D 110	5,677	Good	75%	97%	100%	4,130
Frame Shed	1920	16	D 110	202	Good	75%	80%	100%	122
2S Frame Shed	1920	576	D 110	10,979	Good	75%	97%	100%	7,987
Frame Shed	1996								
1,473 SFLA				----- S O U N D V A L U E -----					100
				Outbuilding Total					25,035

Acpt Land

17,100

Accepted Bldg

57,700

Total

74,800

Easton

Valuation Report

08/06/2018

Name: BEVINS, HARVEY L

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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

08/06/2018

Name: BEVINS, HARVEY L

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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

08/06/2018

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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
					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									21,783

Acpt Land

17,700

Accepted Bldg

52,300

Total

70,000

Easton
Name: BISRAM, HARANDEO

Valuation Report

08/06/2018

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Map/Lot:

008-004

Account: 443 Card: 1 of 1

Location:

HOULTON ROAD

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

08/06/2018

Name: BLACKSTONE, DOUGLAS R

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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

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
1,000	\$/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				Phys. %	Func. %	Econ. %
None		None		79%	95%	100%
		Economic Obsolescence				Value(Rcnld)
						49,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	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										5,182
Outbuilding Total										5,182

Acpt Land

18,800

Accepted Bldg

54,900

Total

73,700

Easton
Name: BLACKSTONE, JEFFREY R

Valuation Report

08/06/2018

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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				
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

08/06/2018

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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
Accpt Land			0	Accepted Bldg		83,600	Total		83,600

Easton
Name: BLACKSTONE, JEFFREY R

Valuation Report

08/06/2018

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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

Unimpr. Living Area		NONE		Dwelling Condition				Unimpr. Area		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	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
One Story Frame	1968	216	D 100	8,380	Avg-	56%	100%	100%	4,693		
Frame Garage	2011	576	D 100	9,050	Avg.	93%	80%	100%	6,733		
864 SFLA				Outbuilding Total				11,426			
Acpt Land			0	Accepted Bldg		24,700	Total		24,700		

Easton
Name: BLACKSTONE, JEFFREY R

Valuation Report

08/06/2018

Page 90

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

08/06/2018

Page 91

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

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

Sale Data
Sale Date 07/08/2014
Sale Price 14,520
Sale Type Land Only
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
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				Layout				Total	
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				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2014	64	B 100	1,762	Avq.	95%	100%	100%	1,674
Wood Deck	2014	24	B 100	349	Avq.	95%	100%	100%	332
Frame Garage	2014	840	B 100	18,775	Avq.	95%	100%	100%	17,836
Frame Shed	2016	476	D 100	5,464	Avq-	90%	100%	100%	4,918
1,742 SFLA				Outbuilding Total				24,760	
Acpt Land		17,100	Accepted Bldg		109,700	Total		126,800	

Easton
Name: BLODGET, BRUCE G & BECKY L

Valuation Report
JT

08/06/2018

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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
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

08/06/2018

Page 93

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
Outbuilding Total									18,083

Acpt Land

20,600

Accepted Bldg

62,500

Total

83,100

Easton

Valuation Report

08/06/2018

Name: BOINI, KHALIL JOE & NINA

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BOINI FAMILY LIVING TRUST

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 B5693P170
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
19.00	Acres-Rear Land (All)	500.00
20.00	Acres-Tillable	1,000.00
Total Acres 40.00		
Accpt Land		39,000
Accepted Bldg		0
Total		39,000

Easton
Name: BOMAR, CINDY L

Valuation Report

08/06/2018

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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									12,628

Outbuilding Total

Acpt Land

17,000

Accepted Bldg

12,600

Total

29,600

Easton

Valuation Report

08/06/2018

Name: BONNER, JOHN P & THERESA

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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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	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

Valuation Report

08/06/2018

Name: BONNER, JOHN P. & THERESA - TRUSTEES

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JOHN & THERESA BONNER REVOCABLE

Map/Lot:

004-005-A

Account: 880 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 10/24/2017

Sale Price 2,000

Sale Type Land Only

Financing Unknown

Verified Public Record

Validity Other Non Valid

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
0.40	Acres-Baselot (Fract)	9,500.00	6,008	100%		6,008
Total Acres 0.40				Land Total		6,008

Accpt Land

6,000

Accepted Bldg0 **Total**

6,000

Valuation Report

08/06/2018

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Map/Lot:

004-020-M

Account: 631 Card: 1 of 1

Location:

29 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 08/08/2016
Sale Price 158,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B2435P143 B2605P114-6 B5572P106
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
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	Grade	Base	Value
Raised Ranch	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	1056 Sqft, Grade C		Basement Gar	None	Fin Bsmt	7,203
Heating	100% Forced Warm		Cooling	0% None	Heat	0
Rooms	8					0
Bedrooms	4		Add Fixtures	0		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	62,891
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		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: BOULIER, LEONARD

Valuation Report

08/06/2018

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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	Avg.	25%	100%	100%	7,794
Wood Deck	2013	70	C 100	622	Avg.	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	Avg.	94%	100%	100%	1,214
Wood Deck	2013	90	C 100	767	Avg.	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

08/06/2018

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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	
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				Layout				Total	
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				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1940	420	D 100	16,294	Avq.	60%	100%	100%	9,776
Frame Shed	1940	144	D 100	1,653	Avq.	60%	80%	100%	794
Open Frame Porch	2015	12	E 100	272	Avq.	95%	100%	100%	258
960 SFLA Outbuilding Total									10,828
Acpt Land		16,700		Accepted Bldg		31,200		Total	47,900

Easton
Name: BOXWELL, KRISTEN D.

Valuation Report

08/06/2018

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Map/Lot:

005-034

Account: 715 Card: 1 of 1

Location:

240 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 12/04/2015
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 B2703P313 B5497P271

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

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	53,464
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value(Rcnld)
						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

Accpt Land

17,000

Accepted Bldg

65,300

Total

82,300

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

Valuation Report

08/06/2018

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

Valuation Report

08/06/2018

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Map/Lot:

006-031

Location:

GRAHAM ROAD

Account: 852 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/07/2016
Sale Price	18,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography RollingBelow Street
Utilities None
Street Paved

CLASS Residential
Reference 1 B3108P182 B5549P217

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
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Easton

Valuation Report

08/06/2018

Name: BRADLEY, CATHY E

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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. %	Value(Rcnld)	
None	None	70%	100%	100%	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

08/06/2018

Name: BRADLEY, CATHY E

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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) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

08/06/2018

Name: BRADLEY, CATHY E

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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) 1 0 0 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 Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
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

08/06/2018
Page 107
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

08/06/2018

Name: BRADLEY, CATHY E

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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

08/06/2018

Name: BRADLEY, JACKALENE B

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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%	Topoographt	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

08/06/2018

Name: BRADLEY, JACKALENE B

Page 110

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

08/06/2018
Page 111
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

08/06/2018

Name: BRADLEY, S TODD

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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		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		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										28,529

Acpt Land

58,500

Accepted Bldg

101,900

Total

160,400

Valuation Report

08/06/2018

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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
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									10,128

Acpt Land

21,000

Accepted Bldg

65,400

Total

86,400

Easton
Name: BREWER, NICHOLAS J.

Valuation Report

08/06/2018

Page 114

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						Land Total 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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Average	Typical	54,431
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						Value(Rcnld)
						41,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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									Outbuilding Total 17,224

Acpt Land	24,000	Accepted Bldg	58,600	Total	82,600
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Easton
Name: BRIGMAN, ERIC S

Valuation Report

08/06/2018

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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

Accpt Land

18,400

Accepted Bldg

53,000 Total

71,400

Easton

Valuation Report

08/06/2018

Name: BROWN, HARVEY L IV & JULIE-ANE

JT

Page 116

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
					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. %	Value(Rcnld)
None		None		93%	100%	68,834
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
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
Name: BROWN, JAMES E

Valuation Report

08/06/2018

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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	Value
							Func Econ	Rcnld
Barn	0			----	SOUND	VALUE----		500
Outbuilding Total								500

Acpt Land	4,700	Accepted Bldg	500	Total	5,200
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Easton
Name: BROWN, RICHARD

Valuation Report

08/06/2018
Page 118
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

08/06/2018

Name: BROWN, RICHARD C

Page 119

BROWN, SHARON L

Map/Lot:

020-001

Account: 111

Card: 1 of 1

Location:

287 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/01/1990
Sale Price	7,500

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

Sale Type	Land & Buildings
Financing	Unknown
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					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	1987	176	D 110	7,511 Avq.	81% 100% 100%	
Unfin Basement	1987	176	D 110	1,877 Avq.	81% 100% 100%	
One Story Frame	2001	128	D 110	5,462 Avq.	88% 100% 100%	
Wood Deck	2003	120	D 110	889 Avq.	89% 100% 100%	
Wood Deck	2002	120	D 110	889 Avq.	89% 100% 100%	
Frame Garage	1920	280	D 110	5,554 Avq.	60% 100% 100%	
Frame Garage	1920	440	D 110	7,933 Avq.	60% 80% 100%	
1,144 SFLA					Outbuilding Total	

Acpt Land

17,300

Accepted Bldg

52,300

Total

69,600

Valuation Report

Map/Lot:

023-004

Account: 752 Card: 1 of 1

Location:

61 PERRY DRIVE

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 06/06/2007
Sale Price 147,000
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
1.750	\$/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						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
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				Layout		Total
Built 2006	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Typical	65,140
Functional Obsolescence None	Economic Obsolescence None	Phys. % 91%	Func. % 100%	Econ. % 100%	Value(Rcnld)	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
Frame Shed	2016	560	C 100	7,840	Avq.	95%	100%	100%	7,448
Wood Deck	2016	96	C 100	811	Avq.	95%	100%	100%	770
1,178 SFLA									
Outbuilding Total									23,686

Acpt Land	20,800	Accepted Bldg	83,000	Total	103,800
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Easton

Valuation Report

08/06/2018

Name: BRUCE, ROBERT V

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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	117.00	10,764	100%		10,764
72.00	Acres-Mixed Wood-TG	172.00	12,384	100%		12,384
19.00	Acres-Hardwood-TG	188.00	3,572	100%		3,572
8.00	Acres-Wasteland	60.00	480	100%		480
Total Acres 191.00					Land Total	27,200

Accpt Land

27,200

Accepted Bldg0 **Total**

27,200

Valuation Report

Map/Lot:

016-001

Account: 217 Card: 1 of 1

Location:

138 STATION ROAD

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
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%
						Value(Rcnld)
						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						Outbuilding Total			2,382

Acpt Land

14,900

Accepted Bldg

60,800

Total

75,700

Easton

Valuation Report

08/06/2018

Name: BURTT, ALLISON O

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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

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. %	Value(Rcnld)				
None	None	90%	100%	100%	67,555				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2008	320	C 105	2,564	Avq.	92%	100%	100%	2,359
Frame Shed	1990			----	S O U N D	V A L U E	----		600
Frame Garage	2016	1152	C 105	21,559	Avq.	95%	85%	100%	17,409
Wood Deck	2016	260	C 105	2,106	Avq.	95%	100%	100%	2,001
Concrete Pad /CF	2016	1152	C 105	5,013	Avq.	95%	100%	100%	4,762
1,680 SFLA									Outbuilding Total 27,131

Acpt Land

17,200

Accepted Bldg

94,700

Total

111,900

Easton

Valuation Report

08/06/2018

Name: BURTT, MILTON A

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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

Valuation Report

08/06/2018

Name: BUTLER, MICAH C. DANIKA A. BUTLER JT

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Map/Lot:

007-010

Account: 690 Card: 1 of 1

Location:

526 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Date 02/28/2017
Sale Price 17,255Sale Type Land & Buildings
Financing UnknownVerified Public Record
Validity Distressed SaleZoning/Use Residential
Topography LevelRolling
Utilities Drilled WellSeptic System
Street PavedCLASS Residential
Reference 1 B4987P275 B5490P309 B5636P100
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
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%
						Value(Rcnld)
						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
Name: C M J RAILROAD LLC

Valuation Report

08/06/2018

Page 126

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
1.79	Acres-Baselot	9,500.00	17,005	200%	Access	34,010
Total Acres 1.79				Land Total		34,010
Accpt Land		34,000	Accepted Bldg	0	Total	34,000

Easton
Name: C M J RAILROAD LLC

Valuation Report

08/06/2018

Page 127

Map/Lot:

014-019

Location:

STATION ROAD

Account: 633 Card: 1 of 1

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
6.27	Acres-Baselot (Fract)	9,500.00	23,788	200%	Condition	47,576
Total Acres 6.27				Land Total		47,576
Accpt Land	47,600	Accepted Bldg	0	Total		47,600

Easton
Name: CALLIORAS, STEVEN J

Valuation Report

08/06/2018

Page 128

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

08/06/2018

Page 129

Map/Lot:

008-006-B

Location:

LAMOREAU ROAD

Account: 922 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 12/16/2014
Sale Price 19,500
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-Baselot	9,500.00	9,500	100%		9,500
1.00	Acres-Rear Land (All)	500.00	500	100%		500
Total Acres 2.00						10,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2008	14X76	C 100	26.913	Avg.	70%	100%	100%	18,974
Concrete Pad /CF	2016	1064	C 100	4.447	Avg.	95%	100%	100%	4,225
1,064 SFLA						Outbuilding Total			23,199

Acpt Land	10,000	Accepted Bldg	23,200	Total	33,200
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Easton
Name: CALLIORAS, STEVEN J.

Valuation Report

08/06/2018

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Map/Lot:

008-003

Location:

LAMOREAU 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

08/06/2018

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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) 1 12 0 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
1,500 SFLA									
Outbuilding Total									19,249

Acpt Land

19,000

Accepted Bldg

79,100

Total

98,100

Easton

Valuation Report

08/06/2018

Name: CARLISLE, AMY K. & CARLISLE, DOUGLAS C.

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CARLISE, KATIE E. & CARLISLE, DARREN A.

Map/Lot:

019-023

Account: 383

Card: 1 of 1

Location:

137 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/26/2016

Sale Price 17,000

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 B5314P0223 FORECLOSURE B5574P195

Reference 2 B5578P322 FORECLOSURE SALE

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	44,205
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	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	631
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	
						43,614
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None			None	60%	100%	100%
						26,168

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									
Outbuilding Total									31,692

Acpt Land

15,200

Accepted Bldg

57,900

Total

73,100

Easton
Name: CARLISLE, DOUGLAS SR & LAUREEN

Valuation Report

08/06/2018

Page 133

Map/Lot:

007-031-002

Account: 916 Card: 1 of 1

Location:

117 RICHARDSON RD

Neighborhood 11 Comm./Ind.

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
1s Office /0	2013	360	E 100	19.929	Avg.	93%	100%	100%	18.534
962 SFLA						Outbuilding Total			186,195
Acpt Land		30,000	Accepted Bldg		186,200	Total			216,200

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/19/2016
Sale Price	40,900

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

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)	1 0 0	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
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Heat Pump	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,100
Attic	1/4 Finished			Attic	3,316
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-548
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	2016	Typical	Typical	Above Average	Typical	48,707
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	34,095	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	1970	119	C 100	5,630 Avq-	57% 100% 100%	
1 Story Basement	1959	544	C 100	32,170 Avq-	50% 100% 100%	
Encl Frame Porch	1960	64	C 100	2,311 Avq-	50% 100% 100%	
Frame Garage	1954	936	C 100	16,971 Avq.	65% 100% 100%	
999 SFLA					Outbuilding Total	
					31,481	
Accpt Land		17,200	Accepted Bldg	65,600	Total	82,800

Easton

Valuation Report

08/06/2018

Name: CARLOW, PHILIP L

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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

08/06/2018

Name: CARLOW, PHILIP L JT

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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 Paved

CLASS Residential

Reference 1 B4150P099

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: CARON, JAYSON

Valuation Report

08/06/2018

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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 B5673 P285

Reference 2
Tran/Land/Bldg 1 1 2

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 06/28/2017
Sale Price 153,000
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
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						Value(Rcnld)
None		None		Phys. % 79%	Func. % 100%	46,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Wood Deck	2010	160	C 100	1,277	Avq.	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	Avq.	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

Acpt Land

20,900

Accepted Bldg

91,800

Total

112,700

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. %
None		None		90%	100%	100%
						80,935
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Garage	2005	868	C 115	18,228	Avq.	90%
1,907 SFLA						90%
Outbuilding Total						14,764

Acpt Land

43,000

Accepted Bldg

95,700

Total

138,700

Easton

Valuation Report

08/06/2018

Name: CARTER, VAUGHN L

Page 139

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	57,655
Functional Obsolescence						Economic Obsolescence
None		None		Phys. % 86%	Func. % 100%	Econ. % 100%
Value(Rcnld)						49,583

Outbuildings/Additions/Improvements

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

08/06/2018

Page 140

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

08/06/2018

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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. %	Value(Rcnld)
None		None		77%	100% 100%	37,404
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
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
Accpt Land		15,100	Accepted Bldg	43,000	Total	58,100

Easton
Name: CASEY, LORI

Valuation Report

08/06/2018

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Map/Lot:

009-007

Location:

FULLER ROAD

Account: 712 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/19/2017
Sale Price	14,000
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 B1814P310 B5736P332 B5736P334
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: CASSIDY, ERIC D

Valuation Report

08/06/2018

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Map/Lot:

005-001-D

Account: 314 Card: 1 of 2

Location:

HOULTON ROAD

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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	70,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	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

08/06/2018

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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		Baths		Condition		Layout			Total
2007		0	Typical		Typical		Average		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	Avq.	91%	95%	100%	1,000			
One Story Frame	2007	120	C 105	5,961	Avq.	91%	95%	100%	5,154			
Wood Deck	2013	430	C 105	3,405	Avq.	94%	100%	100%	3,201			
Frame Garage	2007	672	C 105	13,250	Avq.	91%	85%	100%	10,249			
1,352 SFLA						Outbuilding Total				19,604		
Acpt Land			0	Accepted Bldg			73,700	Total		73,700		

Easton
Name: CASSIDY, ERIC D

Valuation Report

08/06/2018

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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.

Sale Data
Sale Date 12/18/2006
Sale Price 343,000
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 B4382P125

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
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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1996	52	A 100	3,689	Avq.	86%	100%	100%	3,173
Wood Deck	1996	458	A 100	5,170	Avq.	86%	100%	100%	4,446
One Story Frame	2013	200	A 100	14,193	Avq.	94%	100%	100%	13,341
Frame Bay Window	1996	10	A 100	1,092	Avq.	86%	100%	100%	939
Frame Garage	1996	1064	A 100	28,623	Avq.	86%	75%	100%	18,462
1,412 SFLA									40,361

Outbuilding Total 40,361

Acpt Land	49,000	Accepted Bldg	127,900	Total	176,900
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Easton

Valuation Report

08/06/2018

Name: CHALOU, MARCEL A. & CHRISTY L. JT

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Map/Lot:

020-002

Account: 222 Card: 1 of 1

Location:

2 BANGOR RD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 06/27/2017
 Sale Price 58,900
 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 B5357P0001 B5674P93

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
0.48	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
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 Bldg35,400 **Total**

49,500

Easton
Name: CHALOU, TERRY J.

Valuation Report

08/06/2018

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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	117.00	468	100%		468
115.00	Acres-Hardwood-TG	188.00	21,620	100%		21,620
Total Acres 171.00						Land Total 57,088

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		57,100	Accepted Bldg		1,000	Total		58,100		

Easton

Valuation Report

08/06/2018

Name: CHARETTE, DOUGLAS G

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CHALOU, ARON E

JT

Map/Lot:

001-009-D

Account: 1053 Card: 1 of 1

Location:

345 BANGOR RD

Neighborhood 1 Resident/Agric.

Sale Data

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. %
None		None		88%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2003	300	C 105	2,410	Avq.	89%
Frame Garage	2001	968	C 105	18,374	Avq.	88%
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

08/06/2018

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Map/Lot:

007-003-B

Location:

CLEAVES ROAD

Account: 1075 Card: 1 of 1

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
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Easton
Name: CHARLES, ARTHUR JAMES

Valuation Report

08/06/2018

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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	117.00	936	100%		936
25.00	Acres-Mixed Wood-TG	172.00	4,300	100%		4,300
26.00	Acres-Hardwood-TG	188.00	4,888	100%		4,888
Total Acres 102.34						Land Total 48,294

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%	
					100%	49,661

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

Acpt Land

48,300

Accepted Bldg

123,600

Total

171,900

Easton

Valuation Report

08/06/2018

Name: CLARK, CHERYL C

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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	117.00	1,404	100%		1,404
26.00	Acres-Mixed Wood-TG	172.00	4,472	100%		4,472
22.00	Acres-Hardwood-TG	188.00	4,136	100%		4,136
5.00	Acres-Rear Land (All)	500.00	2,500	100%		2,500
Total Acres 65.00					Land Total	12,512

Accpt Land

12,500

Accepted Bldg0 **Total**

12,500

Easton

Valuation Report

08/06/2018

Name: CLARK, JEFFREY C

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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	Grade	Base	Value
Raised Ranch	One Story	1,500	Sqft	Grade C 110	Base	70,470
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	2,310
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
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			----- S O U N D V A L U E -----					
Wood Deck	2003	312	C 110	2,622	Avq.	89%	100%	100%	2,334
1,500 SFLA									15,993
Outbuilding Total									15,993

Acpt Land

19,600

Accepted Bldg80,800 **Total**

100,400

Easton

Valuation Report

08/06/2018

Name: CLARK, ROBERT W

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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

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					Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	2009	300	C 100	14,193	Avq.	92%	100%	100%
Unfin Basement	2009	300	C 100	3,548	Avq.	92%	100%	100%
Wood Deck	1998	160	C 100	1,277	Avq.	87%	100%	100%
1.5 S-Gar	1942	528	D 115	11,901	Fair	40%	50%	100%
Open Frame Porch	1942	24	D 115	708	Avq.	60%	100%	100%
Frame Garage	1998	1120	C 100	20,004	Avq.	87%	75%	100%
1,652 SFLA						Outbuilding Total		
						33,290		
Acpt Land		14,200	Accepted Bldg		65,800	Total		80,000

Easton

Valuation Report

08/06/2018

Name: CLARK, TERRY W

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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. %	Value(Rcnld)	
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

Acpt Land

19,500

Accepted Bldg

60,200

Total

79,700

Easton
Name: CLAYTON, TONY

Valuation Report

08/06/2018

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Map/Lot:

001-007-A

Account: 135 Card: 1 of 1

Location: 341 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 04/01/2003
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
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
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%
Value(Rcnld)						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

08/06/2018

Name: CLEAVES, LINDA S & LEONARD J SABATIS

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Account: 1082 Card: 1 of 1

Map/Lot:
Location:001-025-D
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

Phy

Func

Econ

Outbuilding Total

Total

Easton

Valuation Report

08/06/2018

Name: CLEAVES, MELVIN D (LIVE TENANT)

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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

08/06/2018

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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

08/06/2018

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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

08/06/2018

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

08/06/2018

Page 162

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

08/06/2018

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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
Name: CLOSSON, TAMMY S

Valuation Report

08/06/2018

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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		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	48,839

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2006	480	C 115	26,114	Avq.	91%	100%	100%	23,764
Unfin Basement	2006	480	C 115	6,528	Avq.	91%	100%	100%	5,940
Wood Deck	2006	320	C 115	2,808	Avq.	91%	100%	100%	2,555
1,248 SFLA									Outbuilding Total 32,259

Acctd Land

17,500

Accepted Bldg

81,100

Total

98,600

Easton

Valuation Report

08/06/2018

Name: COBB, MARGUERITE & CALDWELL, PAUL R.

Page 165

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 B5616P85

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

08/06/2018

Name: COCHRAN, STEPHEN A

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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%	3,998
Frame BSMT Entry	1907	42	D 115	1,182	Avq-	50%	95%	100%	561
Frame Garage	1907	1080	D 100	15,864	Avq-	50%	75%	100%	5,949
Frame Shed	1907	360	D 100	4,133	Avq-	50%	80%	100%	1,653
Frame Shed	1907	192	C 100	2,688	Avq.	60%	100%	100%	1,613
Open Frame Porch	1907	72	C 100	1,583	Avq.	60%	100%	100%	950
2,448 SFLA									
				Outbuilding Total			14,724		
Acpt Land		17,400	Accepted Bldg		52,100	Total		69,500	

Easton

Valuation Report

08/06/2018

Name: COFFIN, CHRISTOPHER C

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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 B3673P131 B3678P30

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 Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
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
Accpt Land		17,400	Accepted Bldg		51,600 Total	69,000

Easton
Name: COLE, SHANE

Valuation Report

08/06/2018

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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) 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 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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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
836 SFLA									
Outbuilding Total									7,661

Acpt Land

14,200

Accepted Bldg

19,000

Total

33,200

Easton

Valuation Report

08/06/2018

Name: COLLODEL, MICHAEL P

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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 Bldg	0	Total	9,600
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Easton

Valuation Report

08/06/2018

Name: COLLODEL, MICHAEL P JT

Page 170

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**

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%
1 Story Basement	2009	119	B 100	8,585	Avq.	92%	100%	100%
Frame Garage	2009	672	B 100	15,396	Avq.	92%	80%	100%
2S Frame Garage	2013	480	C 115	18,760	Avq.	94%	100%	100%
1,600 SFLA						Outbuilding Total		
Accpt Land		43,500	Accepted Bldg		118,300	Total		161,800

Easton

Valuation Report

08/06/2018

Name: CONDON, CLIFFORD F & LINDA K

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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

08/06/2018

Name: CONDON, CLIFFORD F & LINDA K

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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

08/06/2018

Name: CONDON, CLIFFORD F & LINDA K

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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 Bldg		0	Total	10,000

Easton
Name: CONDON, JULIE A.

Valuation Report

08/06/2018

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Map/Lot:

004-038

Location:

367 CENTER ROAD

Account: 366 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 12/12/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

CLASS Residential
Reference 1 B5380P0331 B5670P121

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: CONDON, RHONDA

Valuation Report

08/06/2018

Page 175

Map/Lot:

007-017-ON

Location:

196 STATION RD

Account: 1058 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/06/2017
Sale Price	0
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

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

Valuation Report

08/06/2018

Name: CONDON, ROGER & JACQUELINE JT

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Map/Lot:

018-017

Account: 698 Card: 1 of 1

Location:

73 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/28/2016
Sale Price	22,000

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	B2700P321
Reference 2	M2700P323 B5410P7 B5602P289
Tran/Land/Bldg	1 1 98
Recertified Date	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	Func	Econ	Value Rcnld
Frame Garage	1995	576	C 100	11,036	Avq.	85%	100%	100%	9,381
Frame Shed	0			----	S O U N D	V A L U E	----		350
Skyline M/H	2017	14X52	B 100	22,661	Avq.	95%	100%	100%	21,528
Concrete Pad /CF	2017	728	B 100	3,905	Avq.	95%	100%	100%	3,710
Frame Shed	2017	64	C 100	896	Avq.	95%	100%	100%	851
728 SFLA									35,820
									Outbuilding Total
Acpt Land		16,900		Accepted Bldg		35,800	Total		52,700

Easton
Name: CONDON, ROGER L. JR

Valuation Report

08/06/2018

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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. %	Value(Rcnld)
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				----	S O U N D V A L U E ----			800
1,620 SFLA									
Outbuilding Total									45,328

Acpt Land

15,000

Accepted Bldg

84,100

Total

99,100

Easton

Valuation Report

08/06/2018

Name: CONNORS, JOSEPH M

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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 PavedCLASS Residential
Reference 1 B3952P078Reference 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

08/06/2018

Name: COPELAND, LEWIS & COPELAND, ANNETTE M

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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

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

Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

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

08/06/2018

Name: COPELAND, LEWIS C

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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

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
0.77	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				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhanq	1972	40	C 105	1,987	Avq+	80%	100%	100%	1,590
1SFr Overhanq	1972	40	C 105	1,987	Avq+	80%	100%	100%	1,590
Wood Deck	1986	120	C 105	1,035	Avq.	81%	100%	100%	838
Wood Deck	1986	144	C 105	1,219	Avq.	81%	100%	100%	987
Frame Shed	2003	384	D 100	4,408	Avq.	89%	100%	100%	3,923
Frame Shed	2011	448	D 100	5,143	Avq.	93%	100%	100%	4,783
1,276 SFLA						Outbuilding Total		13,711	
Acpt Land		17,400	Accepted Bldg		69,400	Total		86,800	

Easton

Valuation Report

08/06/2018

Name: COPELAND, LEWIS C JT

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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

08/06/2018

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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) 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						Value(Rcnld)
None		None		75%	95%	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
1,261 SFLA									

Outbuilding Total

Acpt Land

18,200

Accepted Bldg

56,700

Total

74,900

Easton
Name: COREY, MICHAEL P

Valuation Report

08/06/2018

Page 183

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 B5723P47

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
154.56	Acres-Rear Land (All)	500.00	77,280	100%		77,280
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 155.56						Land Total 94,280

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

94,300

Accepted Bldg

71,000

Total

165,300

Easton
Name: CORNELL, JOSHUA W.

Valuation Report

08/06/2018

Page 184

Map/Lot:

020-002-A

Account: 628 Card: 1 of 1

Location:

227 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/02/2017
Sale Price	27,000
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 B5207P307 P5630P255
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: CORNERSTONE VILLAGE LLC

Valuation Report

08/06/2018

Page 185

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

08/06/2018

Page 186

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

08/06/2018

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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

08/06/2018

Name: COTE, ROGER W

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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

08/06/2018

Name: COTE, ROGER W

Page 189

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

08/06/2018
Page 190
003-006
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

08/06/2018

Name: COWLEY, DAVID

Page 191

PERRY, MELISSA

Map/Lot:

003-007-A

Account: 590

Card: 1 of 1

Location:

272 HERSOM ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 12/01/1996

Sale Price 83,500

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Zoning/Use
TopographyResidential
LevelRolling

Utilities

Drilled WellSeptic System

Street

Gravel

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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

08/06/2018

Page 192

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
46.00	Acres-Rear Land (All)	500.00	23,000	100%		23,000
Total Acres 47.00				Land Total		32,500

Accpt Land

32,500

Accepted Bldg

0 **Total**

32,500

Easton

Valuation Report

08/06/2018

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

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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%	Topoqrphry	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

08/06/2018

Name: CRANDALL, WILLIAM R

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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			----	S O U N D	V A L U E	----		1,000
Barn	1989	672	C 100	15,649	Avq.	82%	100%	100%	12,832
Canopy	1989			----	S O U N D	V A L U E	----		500
Frame Garage	1996	480	C 100	9,454	Avq.	86%	100%	100%	8,130
Frame Shed	1989			----	S O U N D	V A L U E	----		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

08/06/2018

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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

08/06/2018
Page 196
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

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

Valuation Report

08/06/2018

Name: CRONKITE, GARTH M (TRUSTEE)

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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

Valuation Report

08/06/2018

Name: CRONKITE, HEIRS OF EVERETT C

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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
					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	
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					Outbuilding Total	35,696
Acpt Land		24,800	Accepted Bldg		120,600	Total 145,400

Easton
Name: CRONKITE, MERLON C

Valuation Report

08/06/2018

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Map/Lot:

005-014

Location:

HOULTON ROAD

Account: 171 Card: 1 of 1

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
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Easton
Name: CRONKITE, MERLON C

Valuation Report

08/06/2018

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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

08/06/2018

Page 202

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

08/06/2018

Page 203

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

08/06/2018

Page 204

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

08/06/2018

Page 205

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

08/06/2018

Page 206

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

08/06/2018

Page 207

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) 1 0 0 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

08/06/2018

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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

08/06/2018

Name: CUMMING, STUART A

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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

08/06/2018

Name: CUMMING, WILLIAM A

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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 B5616P61

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	117.00	4,563	100%		4,563
27.00	Acres-Mixed Wood-TG	172.00	4,644	100%		4,644
9.00	Acres-Hardwood-TG	188.00	1,692	100%		1,692
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	14,879

Acpt Land

14,900

Accepted Bldg

0

Total

14,900

Easton

Valuation Report

08/06/2018

Name: CURRAN, ADAM W. & CURRAN, DAVID L. JT

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CLIFFORD & MOLLY CURRAN- LIFE ESTATE

Map/Lot:

005-001-B

Account: 186

Card: 1 of 1

Location:

211 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	04/11/2016
Sale Price	0

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

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

CLASS	Residential		
Reference 1	B1435P132 B5529P130		
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 Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
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 Garage	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

08/06/2018

Name: CYR, DANA N

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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

08/06/2018

Name: CYR, DANA N

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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	Avq.	85%	75%	100%	15,107
Frame Shed	1988	1440	E 100	10,080	Avq-	70%	75%	100%	5,292
14Mobile Home	1972					----- S O U N D V A L U E -----			
Frame Shed	1990	500	E 100	3,500	Fair	53%	100%	100%	1,855
1,658 SFLA									
Outbuilding Total									23,254

Accpt Land

0

Accepted Bldg

23,300

Total

23,300

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

Valuation Report

Map/Lot:
Location:

08/06/2018
Page 214
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

08/06/2018

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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) Land Schedule 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				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
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

08/06/2018

Page 216

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

08/06/2018

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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%	Topoographt	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

08/06/2018

Name: DAKE, PERRIN W (TRUSTEE)

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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	117.00	1,638	100%		1,638
54.00	Acres-Mixed Wood-TG	172.00	9,288	100%		9,288
55.00	Acres-Hardwood-TG	188.00	10,340	100%		10,340
20.00	Acres-Wasteland	60.00	1,200	100%		1,200
Total Acres 143.00					Land Total	22,466

Accpt Land

22,500

Accepted Bldg0 **Total**

22,500

Easton

Valuation Report

08/06/2018

Name: DAKE, PERRIN W (TRUSTEE)

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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%	Topoqraphy	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

08/06/2018

Name: DAKE, PERRIN W (TRUSTEE)

Page 220

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	117.00	4,095	100%		4,095
37.64	Acres-Hardwood-TG	188.00	7,076	100%		7,076
Total Acres 72.64				Land Total		11,171
Accpt Land		11,200	Accepted Bldg		0	Total
						11,200

Easton
Name: DANIELS, SHAWN N

Valuation Report

08/06/2018

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Map/Lot:

008-006-010

Location:

LAMOREAU RD

Account: 1096 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/19/2013
Sale Price	41,900
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 B5258P249 B5616P59

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
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

08/06/2018

Page 222

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

08/06/2018

Page 223

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. %
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

08/06/2018

Name: DAYRINGER, TIMOTHY L

Page 224

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

08/06/2018
Page 225
010-003
CONANT ROAD

Account: 199 Card: 1 of 1 Map/Lot:
Location:

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

08/06/2018
Page 226
010-004
CONANT ROAD

Account: 200 Card: 1 of 1 Map/Lot:
Location:

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

Easton
Name: DEMBRO FARMS INC

Valuation Report

08/06/2018

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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

08/06/2018

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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. %	Value(Rcnld)				
None	None	63%	100%	100%	42,914				
Outbuildings/Additions/Improvements						Value Rcnld			
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
Acpt Land		13,900	Accepted Bldg		68,900	Total		82,800	

Easton

Valuation Report

08/06/2018

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

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Map/Lot:

006-027-A

Account: 941 Card: 1 of 1

Location:

102 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Date 03/19/2015

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 B5405P0017 JOINT TENANCY
 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
10.75	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	
One Story Frame	1942	128	D 105	5,215 Avq-	50% 100% 100%	
Frame Shed	1910	224	D 105	2,700 Avq-	50% 80% 100%	
Unfinished Attic	1910	224	D 105	2,577 Avq-	50% 100% 100%	
Frame Garage	1996	676	C 100	12,685 Avq.	86% 80% 100%	
830 SFLA					Outbuilding Total 13,703	
Accpt Land	22,400	Accepted Bldg	30,500	Total	52,900	

Easton

Valuation Report

08/06/2018

Name: DEMERCHANT, PAUL H

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DEMERCHANT, LIANA F

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 Paved

CLASS Residential
 Reference 1 B1380P048 B3106P319
 Reference 2 M2542P030
 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
1.36	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	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
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

08/06/2018

Name: DEMERCHANT, STORER E

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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			----	S O U N D		V A L U E	----		800
							Outbuilding Total			800

Acpt Land

85,000

Accepted Bldg800 **Total**

85,800

Easton
Name: DERNLAN, SUSAN K

Valuation Report

08/06/2018

Page 232

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

08/06/2018

Name: DESJARDIN, WILLIAM C SR

Page 233

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			----- S O U N D V A L U E -----					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

08/06/2018

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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									10,655
Acpt Land		18,500	Accepted Bldg		44,400	Total			62,900

Easton
Name: DESMOND, KEGAN L

Valuation Report

08/06/2018

Page 235

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) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2016	1120	B 100	24,405	Avg.	95%	100%	100%	23,185
1,426 SFLA									
						Outbuilding Total			23,185
Accpt Land			0	Accepted Bldg			23,200	Total	23,200

Easton
Name: DESMOND, KEGAN L

Valuation Report

08/06/2018

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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	23,200	23,200	0	23,200	23,200
TOTAL	18,500	67,600	86,100	18,500	67,600	86,100

Easton

Valuation Report

08/06/2018

Name: DESMOND, KENNETH C

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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. %			
None		None		75%	100%	100%			
						Value(Rcnld)			
None						35,007			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1992	150	C 100	1,204	Avq.	84%	100%	100%	1,011
960 SFLA									
						Outbuilding Total			1,011

Acpt Land

17,100

Accepted Bldg

36,000

Total

53,100

Easton
Name: DEVANY, ROBERT T

Valuation Report

08/06/2018

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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. %	Value(Rcnld)
None		None		60%	100%	100%	29,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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
----- S O U N D V A L U E -----									
1,620 SFLA									13,428
Outbuilding Total									13,428

Acpt Land

21,200

Accepted Bldg

43,200

Total

64,400

Easton
Name: DIMATTIA, BRUCE

Valuation Report

08/06/2018

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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, ROBERT G JR & INGRID S

Valuation Report

08/06/2018

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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

08/06/2018

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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

08/06/2018

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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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	94%	100%	48,850	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	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

08/06/2018

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Map/Lot:

001-005

Location:

WESTFIELD ROAD

Account: 213 Card: 1 of 1

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

08/06/2018

Name: DIONNE, JOHN C

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DIONNE, DEBORAH L

Map/Lot:

013-006

Account: 500

Card: 1 of 1

Location:

452 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
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
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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
0.15	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	
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			----		250
1,900 SFLA						
Outbuilding Total					31,962	

Acpt Land

17,100

Accepted Bldg

61,600

Total

78,700

Easton
Name: DIONNE, ROBERT W.

Valuation Report

08/06/2018

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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

Sale Data
Sale Date 12/07/2017
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

CLASS Residential
Reference 1 B2047P125 B5740P1
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
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. %
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
Name: DOBSON, TROY

Valuation Report

08/06/2018

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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

08/06/2018

Name: DOBSON, TROY M

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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

08/06/2018

Page 248

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								100
1,064 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									7,319
Accpt Land			0	Accepted Bldg			7,300	Total	7,300

Easton

Valuation Report

08/06/2018

Name: DOBSON, TROY M

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DOBSON, PAULA J

Map/Lot:

004-012-006

Account: 594 Card: 1 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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 Bldg

78,700 Total

134,700

Easton

Valuation Report

08/06/2018

Name: DOBSON, TROY M

Page 250

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

08/06/2018

Name: DOBSON, TROY M

Page 251

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

08/06/2018

Name: DOBSON, TROY M

Page 252

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

08/06/2018

Name: DOBSON, TROY M

Page 253

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

08/06/2018

Name: DOBSON, TROY M

Page 254

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

08/06/2018

Name: DOBSON, TROY M

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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

08/06/2018

Name: DOBSON, TROY M

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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									
						Outbuilding Total			6,217
Accpt Land			0	Accepted Bldg			6,200	Total	6,200

Easton

Valuation Report

08/06/2018

Name: DODGE, IRA S

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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. %
None		None		81%	100%	100%
						Value(Rcnld)
						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%	100%	14,654
Encl Frame Porch	2000	64	C 100	2,311	Avq.	88%	100%	100%	100%	2,034
1.75 S-Gar	1985	672	C 100	17,725	Avq.	80%	100%	100%	100%	14,180
Frame Shed	1985	288	C 100	4,032	Avq.	80%	80%	100%	100%	2,581
Frame Garage	2015	576	C 100	11,036	Avq.	95%	100%	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

08/06/2018

Page 258

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
43.67	Acres-Rear Land (All)	500.00	21,835	100%		21,835
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 44.67						Land Total 38,835

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
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

38,800

Accepted Bldg

56,500

Total

95,300

Easton
Name: DOTY, KENNETH SR & BETTY

Valuation Report

08/06/2018

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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

08/06/2018

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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

Accpt Land

17,000

Accepted Bldg

56,900

Total

73,900

004-049-C

151 BANGOR ROAD

Neighborhood 1	Resident/Agric.						Sale Data				
Zoning/Use	Residential				Sale Date		08/01/2000				
Topography	LevelRolling				Sale Price		3,000				
Utilities	Drilled WellSeptic System				Sale Type		Land Only				
Street	Paved				Financing		Unknown				
					Verified		Public Record				
					Validity		Arms Length Sale				
CLASS	Mobile Home										
Reference 1	B3423P157										
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	Percent Good			Value 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

08/06/2018

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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

08/06/2018

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Map/Lot:

004-030-A

Location:

78 RICHARDSON ROAD

Account: 60 Card: 1 of 1

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
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Easton

Valuation Report

08/06/2018

Name: DUDLEY, ALAN R

Page 264

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%
		Economic Obsolescence				Value(Rcnld)
		None				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

08/06/2018

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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

08/06/2018

Page 266

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

08/06/2018

Name: DUDLEY, PAUL D

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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	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Fract)	9,500.00	7,359	100%		7,359
Total Acres 0.60				Land Total		7,359

Accpt Land

7,400

Accepted Bldg0 **Total**

7,400

Easton
Name: DUNEHEW, LUCINDA L.

Valuation Report

08/06/2018

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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

Easton
Name: DUNEHEW, LUCINDA L. & ALLEN R.

Valuation Report

08/06/2018

Page 269

Map/Lot:

007-041

Account: 409 Card: 1 of 1

Location:

18 BEAR TRAP 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 B5308P233 B568P324
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						87,875
						Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	616 Sqft	Grade A 100	Base	84,195
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 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	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			
2017	0	Typical	Typical	Average	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	95%	100%	100%	82,978				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2017	812	A 100	57,622	Avq.	95%	100%	100%	54,741
Open Frame Porch	2017	232	A 100	6,530	Avq.	95%	100%	100%	6,203
Open Frame Porch	2017	408	A 100	11,101	Avq.	95%	100%	100%	10,546
One Story Frame	2017	176	A 100	12,489	Avq.	95%	100%	100%	11,865
Frame Garage	2017	896	A 100	24,468	Avq.	95%	100%	100%	23,245
2,220 SFLA									
						Outbuilding Total			106,600
Acpt Land		87,900	Accepted Bldg		189,600	Total		277,500	

Easton

Valuation Report

08/06/2018

Name: DURLAND, APRIL R & KENNETH C. DURLAND

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Map/Lot:

010-012-A

Account: 510

Card: 1 of 1

Location:

121 CONANT ROAD

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 Residential
 Reference 1 B4238P266 B5644P60

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
1.53	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				Phys. %	Func. %	Econ. %
Incomplete		None		70%	92%	100%
						Value(Rcnld)
						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

08/06/2018

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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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	64,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	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
----- S O U N D V A L U E -----									
1,800 SFLA									2,583
Outbuilding Total									

Acpt Land

17,500

Accepted Bldg

67,200

Total

84,700

Valuation Report

08/06/2018

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Map/Lot:

021-019

Account: 532 Card: 1 of 1

Location:

373 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4841 P105 P5641P311
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 03/23/2017
Sale Price 155,000
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
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						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Unfinished Attic	1870	360	D 115	3,254	Avq.	60%	100%	100%
One Story Frame	1870	360	D 115	16,060	Avq.	60%	96%	100%
One Story Frame	1870	576	D 115	25,697	Avq.	60%	96%	100%
Wood Deck	2010	288	D 115	2,083	Avq.	93%	100%	100%
Open Frame Porch	1870	788	D 115	13,182	Avq.	60%	100%	100%
2S Frame Garage	1996	1656	B 100	61,295	Avq.	86%	75%	100%
Frame Shed	1870	240	C 100	3,360	Good	75%	100%	100%
2,574 SFLA						Outbuilding Total		

Acpt Land

19,200

Accepted Bldg

115,300

Total

134,500

Easton
Name: EARLES, DANA

Valuation Report

08/06/2018

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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

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%	100%	100%	20,398
Canopy	2015				----	S O U N D	V A L U E	----	1,500
1,833 SFLA									Outbuilding Total 85,802

Acpt Land

19,700

Accepted Bldg

120,500

Total

140,200

Easton
Name: EASLER, DANA L & LYNN M

Valuation Report
JT

08/06/2018

Page 274

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

Sale Data
Sale Date 11/04/2008
Sale Price 60,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

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

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. %	Value(Rcnld)	
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
Pole Barn	2016			----- S O U N D V A L U E -----		500
Open Frame Porch	2017	192	C 100	3,660 Avq.	95% 100% 100%	3,477
1,152 SFLA					Outbuilding Total	19,472

Acpt Land

47,500

Accepted Bldg

56,100

Total

103,600

Easton
Name: EASLER, DANA L. & LYNN M.

Valuation Report

08/06/2018

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Map/Lot:

009-021-ON

Location:

102 GRAY ROAD

Account: 940 Card: 1 of 1

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

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
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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	25%	Topography	2,375
0.43	Acres-Rear Land (All)	500.00	215	100%		215
Total Acres 1.43				Land Total		2,590

Outbuildings/Additions/Improvements

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Canopy	2010	576	C 100	5,484	Avg.	93%	100%	100%	5,100	
Frame Shed	2010	240	C 100	3,360	Avg.	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	Avg.	93%	100%	100%	348	
Outbuilding Total									9,773	

Accpt Land

2,600

Accepted Bldg

9,800

Total

12,400

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/06/2018

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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

Easton
Name: EASTON HOUSING CORP

Valuation Report

08/06/2018

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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

08/06/2018

Page 279

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

08/06/2018

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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

08/06/2018

Page 281

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

08/06/2018

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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

08/06/2018

Page 283

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

08/06/2018

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Map/Lot:

004-017

Location:

WEST RIDGE ROAD

Account: 237

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	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

08/06/2018

Name: EASTON PENTACOSTAL CHURCH

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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

08/06/2018

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Map/Lot:

004-016-A

Account: 1002 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 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						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
					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				Layout			Total	
Built	Renovated	Kitchens	Baths	Condition				
2000	0	Typical	Typical	Average		Typical	62,518	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		88%	95%	100%	52,265	
Outbuildings/Additions/Improvements				Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	
Wood Deck	2011	192	C 105	1,585	Avq.	93%	100%	1,474
Frame Shed	2000			----	S O U N D	V A L U E	----	600
1,276 SFLA								2,074
Acpt Land		50,000	Accepted Bldg		54,300	Total	104,300	

Easton

Valuation Report

08/06/2018

Name: EASTON SNOWMOBILE CLUB

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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 Garage	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

08/06/2018

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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	Baths		Condition		Layout		Total
1920		0	None	Typical		Fair		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%	650
970 SFLA		Outbuilding Total								650
Acpt Land				12,500	Accepted Bldg		6,800	Total		19,300

Easton
Name: ELDRIDGE, EDGAR F JR

Valuation Report

08/06/2018

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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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1920	260	D 100	4,778	Fair	40%	100%	100%	1,911
780 SFLA									1,911
Outbuilding Total									1,911

Acctpt Land

15,100

Accepted Bldg

14,800

Total

29,900

Easton
Name: ELLIS, ERIC & ELLIS, MARY JT

Valuation Report

08/06/2018

Page 290

Map/Lot:

008-017-A

Account: 161 Card: 1 of 2

Location:

124 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

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
Encl Frame Porch	2004	430	D 100	8.765	Avq.	90%	100%	100%	7,888
Frame Shed	2017	360	C 100	5.040	Avq.	95%	100%	100%	4,788
Frame Shed	2017								500
----- S O U N D V A L U E -----									
1,594 SFLA									49,045
Outbuilding Total									

Acpt Land

18,400

Accepted Bldg

49,000

Total

67,400

Easton
Name: ELLIS, ERIC & ELLIS, MARY JT

Valuation Report

08/06/2018

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Map/Lot:

008-017-A

Account: 161 Card: 2 of 2

Location:

124 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home
Reference 1 B4749P033 B5452P338

Reference 2
Tran/Land/Bldg 1 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 12 0 Land Schedule 1

Accpt Land

Accepted Bldg

Total

0

Easton
Name: ELLIS, ERIC & ELLIS, MARY JT

Valuation Report

08/06/2018

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Map/Lot:

008-017-A

Account: 161

Location:

124 HENDERSON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	18,400	49,000	67,400	18,400	49,000	67,400
2	0	0	0	0	0	0
TOTAL	18,400	49,000	67,400	18,400	49,000	67,400

Easton
Name: ELLIS, MEAGHAN L. & PERRIN A.

Valuation Report

08/06/2018

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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

Dwelling Description				Replacement Cost New	
Saltbox	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	85,782
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	468 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,040
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
1983	0	Typical	Typical	Very Good	Typical	91,384
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		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

08/06/2018

Page 294

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

08/06/2018

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Map/Lot:

001-025-A

Account: 598 Card: 1 of 1

Location:

50 GETCHELL ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 07/01/2001
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 B3536P107

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
1.200	\$/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

Land Total

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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Above Average	Typical	58,086
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						45,249
None						
82%						
95%						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1979	38	C 105	1,887	Avq+	82%	95%	100%	1,470
1SFr Overhang	1979	36	C 105	1,789	Avq+	82%	95%	100%	1,394
Open Frame Porch	1979	6	C 105	463	Avq+	82%	95%	100%	361
Frame Garage	1987	672	C 105	13,250	Avq+	85%	80%	100%	9,010
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

Easton
Name: EMERA MAINE

Valuation Report

08/06/2018

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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
4292.75	\$/100-Sound Value	1,000.00	4,292,750	100%		4,292,750
Total Acres 0.00				Land Total		4,292,750
Accpt Land	4,292,800	Accepted Bldg	0	Total		4,292,800

Easton
Name: EMERA MAINE

Valuation Report

08/06/2018
Page 297
018-032
CENTER ROAD

Account: 483 Card: 1 of 1 Map/Lot:
Location:

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

08/06/2018

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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: EMERY, WENDY (L/P APRIL JACKSON)

Valuation Report

08/06/2018

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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

Valuation Report

08/06/2018

Page 300

Map/Lot:

009-011

Account: 851 Card: 1 of 1

Location:

114 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 08/24/2017
Sale Price 180,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B3544P188 B5057P297 B5694P8
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
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				Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
		Economic 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
Name: ESTES PARK CEMETERY

Valuation Report

08/06/2018

Page 301

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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Neighborhood 1 Resident/Agric.

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

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

Sale Data
Sale Date 01/27/2017
Sale Price 475,000
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
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						90,880

Land Total

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%	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: EWING, CHRISTOPHER A & REBECCA L JT

Valuation Report

08/06/2018

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Map/Lot:

008-024

Account: 50 Card: 2 of 2

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

Sale Data
Sale Date 01/27/2017
Sale Price 475,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B1491P101 B5627P316
Reference 2 M2524P216
Tran/Land/Bldg 1 1 98
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
149.00	Acres-Softwood-TG	117.00	17,433	100%		17,433
151.00	Acres-Mixed Wood-TG	172.00	25,972	100%		25,972
16.00	Acres-Hardwood-TG	188.00	3,008	100%		3,008
Total Acres 316.00						Land Total 46,413

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	46,400	Accepted Bldg	67,300	Total	113,700
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Easton
Name: EWING, CHRISTOPHER A & REBECCA L JT

Valuation Report

08/06/2018

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Map/Lot:

008-024

Account: 50

Location:

FULLER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	90,900	175,600	266,500	90,900	175,600	266,500
2	46,400	67,300	113,700	46,400	67,300	113,700
TOTAL	137,300	242,900	380,200	137,300	242,900	380,200

Easton
Name: F G & H INC

Valuation Report

08/06/2018

Page 305

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
Name: FARLAND, JOHN J

Valuation Report

08/06/2018

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Map/Lot:

002-006

Location:

HERSOM ROAD

Account: 145 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/26/2014
Sale Price	20,400
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 B5604P147
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

Name: FARLEY, ZACHARY & ANGELA HULSEY

Valuation Report

08/06/2018

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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	

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
										Rcnld
Titan	M/H	1977	14X56	C 100	21.104	Avg-	20%	100%	100%	4,221
784 SFLA							Outbuilding Total			4,221
Acpt Land				0	Accepted Bldg		4,200	Total		4,200

Easton
Name: FAY, DENNIS J
FAY, NANCY C

Valuation Report

08/06/2018

Page 308

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	172.00	2,924	100%		2,924
19.00	Acres-Hardwood-TG	188.00	3,572	100%		3,572
Total Acres 99.00 Land Total						70,158

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(Rcnd)
None		None		80%	100%	100%	59,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
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

70,200

Accepted Bldg

144,200

Total

214,400

Easton

Valuation Report

08/06/2018

Name: FAY, DENNIS J

Page 309

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

08/06/2018

Name: FAY, DENNIS J

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FAY, NANCY C

Map/Lot:

002-015

Account: 247

Location:

151 HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	70,200	144,200	214,400	70,200	144,200	214,400
2	0	7,200	7,200	0	7,200	7,200
TOTAL	70,200	151,400	221,600	70,200	151,400	221,600

Easton

Valuation Report

08/06/2018

Name: FAY, DENNIS J

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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	117.00	819	100%		819
38.00	Acres-Mixed Wood-TG	172.00	6,536	100%		6,536
15.00	Acres-Hardwood-TG	188.00	2,820	100%		2,820
Total Acres 107.00					Land Total	51,115

Acpt Land

51,100

Accepted Bldg0 **Total**

51,100

Easton
Name: FELTIS, TONI L

Valuation Report

08/06/2018

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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: FERGUSON, ALAN

Valuation Report

08/06/2018

Page 313

Map/Lot:

001-016

Account: 701 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/18/2017
Sale Price	142,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

CLASS Residential
Reference 1 B4880 P163 B5687P10
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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	2017	240	C 100	3,360	C Gr	100%	100% 100%	3,360
Outbuilding Total								3,360

Accpt Land	104,000	Accepted Bldg	3,400	Total	107,400
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Easton
Name: FERRIS, DANIEL K

Valuation Report

08/06/2018

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Map/Lot:

006-024-C

Account: 1023 Card: 1 of 1

Location:

MAHANY RD

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

08/06/2018

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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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Valuation Report

Map/Lot:

003-017

Account: 148 Card: 1 of 3

Location:

490 LADNER RD

Neighborhood 1 Resident/Agric.

Zoning/Use Rural
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
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

Growing Concerns						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	84,066
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value(Rcnld)
						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										
Outbuilding Total										22,852

Acpt Land

72,000

Accepted Bldg

96,000

Total

168,000

Easton
Name: FERRIS, DANIEL K & LESLIE C

Valuation Report

08/06/2018

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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

08/06/2018

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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

Unimpr. Living Area		NONE		Dwelling Condition			Unimpr. Area			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

08/06/2018
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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

08/06/2018

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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

08/06/2018

Name: FERRIS, KEITH

Page 321

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

08/06/2018

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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									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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

08/06/2018

Name: FERRIS, WAYNE W

Page 323

FERRIS, JOY E

Map/Lot:

006-024-A

Account: 252

Card: 1 of 2

Location:

130 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

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

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
7.00	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

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
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. %
None		None		50%	90%	100%
						23,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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
Frame Shed	2016								500
1,350 SFLA									
Outbuilding Total									4,357

Acpt Land

20,500

Accepted Bldg

27,500

Total

48,000

Easton

Valuation Report

08/06/2018

Name: FERRIS, WAYNE W

Page 324

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) 1 0 0 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
2 Story Barn	1930	2025	C 100	60,170	Avq-	50%	75%	100%		22,564
1,350 SFLA										22,864
Accpt Land			0		Accepted Bldg	22,900	Total			22,900

Easton
Name: FERRIS, WAYNE W
FERRIS, JOY E
Account: 252

Valuation Report

08/06/2018
Page 325
Map/Lot: 006-024-A
Location: GRAHAM ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,500	27,500	48,000	20,500	27,500	48,000
2	0	22,900	22,900	0	22,900	22,900
TOTAL	20,500	50,400	70,900	20,500	50,400	70,900

Easton
Name: FINNEMORE, KIMBERLY A

Valuation Report

08/06/2018

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Map/Lot:

018-034

Account: 809 Card: 1 of 1

Location:

36 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

08/06/2018

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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

08/06/2018

Page 328

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
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

08/06/2018

Page 329

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, AUTUMN J

Valuation Report

08/06/2018

Page 330

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: FLEWELLING, AUTUMN J

Valuation Report

08/06/2018

Page 331

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: FLEWELLING, AUTUMN J

Valuation Report

08/06/2018

Page 332

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: FLEWELLING, BRENT C

Valuation Report

08/06/2018

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Map/Lot:

006-001-A

Location:

LADNER ROAD

Account: 76 Card: 1 of 1

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

08/06/2018

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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. %	Value(RcInId)
None		None		70%	100%	100%	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

133,80

Total

199,400

Easton
Name: FLEWELLING, BRENT C

Valuation Report

08/06/2018

Page 336

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	Econ	Value
							Func		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

08/06/2018

Page 337

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

08/06/2018

Page 338

Map/Lot:

004-046

Account: 271

Location:

HOULTON ROAD

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

08/06/2018

Page 339

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

08/06/2018

Page 340

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

08/06/2018

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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

08/06/2018

Name: FLEWELLING, BRENT C & SANDY H JT

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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 Bldg

0

Total

85,300

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, BRENT C & SANDY H JT

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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

08/06/2018

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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
Name: FLEWELLING, BRENT C.

Valuation Report

08/06/2018

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Map/Lot:

006-012

Location:

CURTIS ROAD

Account: 87 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/19/2017
Sale Price	130,000
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 B3695P102 B5735P83

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
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Easton

Valuation Report

08/06/2018

Name: FLEWELLING, BRIAN V

Page 346

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		None		Phys. %	Func. % Econ. %	101,152
				86%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	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									
Outbuilding Total									26,059

Acpt Land

21,300

Accepted Bldg

127,200 Total

148,500

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, BRUCE V

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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

08/06/2018

Name: FLEWELLING, BRUCE V

Page 348

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

08/06/2018

Name: FLEWELLING, BRUCE V

Page 349

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 Land Total						89,400

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

Unimpr. Living Area		15 %		Dwelling Condition			Unimpr.			3,333
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				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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				Outbuilding Total			23,723			
Acpt Land		89,400		Accepted Bldg		111,100	Total		200,500	

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, BRUCE V

Page 350

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	Phy	Func	Econ	Value 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

08/06/2018

Name: FLEWELLING, BRUCE V

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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			Unimprshed		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

08/06/2018

Name: FLEWELLING, BRUCE V

Page 352

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

08/06/2018

Page 353

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

08/06/2018

Page 354

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

08/06/2018
Page 355
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

08/06/2018

Page 356

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

08/06/2018

Name: FLEWELLING, DWIGHT & SALLY A (LIFE

Page 357

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. %		
None		None		50%	95%	100%		
						Value(Rcnld)		
						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

08/06/2018

Name: FLEWELLING, FLOYD C & RETA F (LIFE TEN)

Page 358

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) 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				----- S O U N D V A L U E -----					
								Outbuilding Total	6,748

Acptd Land

14,700

Accepted Bldg

45,200

Total

59,900

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, GAYLEN F

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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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 360

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								500
----- 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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 361

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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 362

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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 363

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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 364

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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 365

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	Percent Good			Value
						Phy	Func	Econ	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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 366

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			Total	73,300

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 367

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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 368

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
							Total		30,900

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 369

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	Econ	Value
							Func		Rcnld
Pot.Hse (Qns) /0	1975	5000	A 100	135,000	Avq.	60%	75%	100%	60,750
143 SFLA									60,750
Accpt Land						60,800	Total		60,800
Accepted Bldg									

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 370

FLEWELLING, JOAN

Map/Lot:

005-005-ON

Account: 278

Location:

HOULTON ROAD

Card	Calculated		Calc. Total	Correlated		Total
	Land	Building		Land	Building	
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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 371

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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 372

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

08/06/2018

Name: FLEWELLING, GAYLEN F

Page 373

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

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1880	0	Typical	Typical	Above Average	Typical		47,240
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	95%	100%	31,415

Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		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

08/06/2018

Name: FLEWELLING, GAYLEN F. & JOAN E.

Page 374

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

08/06/2018

Page 375

Map/Lot:

002-021

Location:

MAHANY ROAD

Account: 146 Card: 1 of 1

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
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Easton

Valuation Report

08/06/2018

Name: FLEWELLING, GERALD V

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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

08/06/2018

Page 377

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

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, GERALD V

Page 378

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
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Easton
Name: FLEWELLING, GERALD V

Valuation Report

08/06/2018

Page 379

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

08/06/2018

Page 380

Map/Lot:

005-002

Account: 283 Card: 2 of 6

Location:

HOULTON ROAD

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

08/06/2018

Page 381

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

08/06/2018

Page 382

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

08/06/2018

Page 383

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

08/06/2018

Page 384

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

08/06/2018

Page 385

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

08/06/2018

Page 386

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

08/06/2018

Page 387

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

08/06/2018

Name: FLEWELLING, GERALD V

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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

08/06/2018

Name: FLEWELLING, GERALD V

Page 389

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

08/06/2018

Name: FLEWELLING, GERALD V

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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

08/06/2018

Name: FLEWELLING, GERALD V

Page 391

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 Bldg0 **Total**

86,900

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, GERALDINE G &

Page 392

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						
None		None		Phys. %	Func. % Econ. %	Value(Rcnld)
				75%	100%	37,177

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

08/06/2018

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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
Accpt Land		106,000	Accepted Bldg	0	Total	106,000

Easton

Valuation Report

08/06/2018

Name: FLEWELLING, LOREN B

Page 394

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

08/06/2018

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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
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

08/06/2018

Name: FLEWELLING-HANEY, LISA

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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	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

08/06/2018

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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
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Easton
Name: FOREN, WAYNE S & MARJORIE D

Valuation Report

08/06/2018

Page 399

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 C 110	Base	88,706
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	Average	Typical	88,706
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		60%	96% 100%	51,095
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	2008	575	C 110	11,322	Avq.	10,416
One Story Frame	1880	320	C 110	16,653	Avq.	9,592
Wood Deck	1880	381	C 110	3,174	Avq.	1,904
Barn	1880	1700	C 110	36,009	Avq.	14,043
2,514 SFLA						
Outbuilding Total						35,955
Acpt Land		19,200	Accepted Bldg		87,100	Total 106,300

Easton

Valuation Report

08/06/2018

Name: FOREN, WAYNE S & MARJORIE D (TRUSTEES)

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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

08/06/2018

Page 401

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

08/06/2018

Page 402

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

08/06/2018

Page 403

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

08/06/2018

Page 404

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

08/06/2018

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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

08/06/2018

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Map/Lot:

010-017-A

Location:

HOULTON ROAD

Account: 920 Card: 1 of 1

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 A

Valuation Report

08/06/2018

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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

08/06/2018

Name: FRASER, ADRIAN S & NICOLE Y. RICARD JT

Page 408

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 B5528P30
 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

08/06/2018

Page 409

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
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

08/06/2018

Name: FULLER, DAVID B

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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

08/06/2018

Name: FULLER, DAVID B

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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

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
0.63	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	Value Rcnld
One Story Frame	2000	310	D 110	13,228	Avq.	88%	100%	100%	11,641
1 & 1/2 Story Fr	1890	210	D 110	12,994	Avq+	70%	95%	100%	8,641
One Story Frame	2017	372	C 100	17,599	Avq.	95%	100%	100%	16,719
Open Frame Porch	1890	189	D 110	3,255	Avq+	70%	95%	100%	2,164
Wood Deck	2000	431	C 100	3,250	Avq.	88%	100%	100%	2,860
1.25 S-Gar	2011	1536	C 100	30,381	Avq.	93%	75%	100%	21,190
2,235 SFLA						Outbuilding Total			63,215
Acpt Land		17,300	Accepted Bldg		100,500	Total			117,800

Easton

Valuation Report

08/06/2018

Name: FULLER, DAVID B

Page 412

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

08/06/2018

Name: FULLER, W SCOTT & GLENNIS TRUSTEES

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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

08/06/2018

Name: GADAIRE, HEIRS OF THOMAS W

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GADAIRE, LISA M

Map/Lot:

004-045

Account: 242

Card: 1 of 1

Location:

354 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

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. %
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
Name: GADAIRE, KRYSTLE

Valuation Report

08/06/2018

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Map/Lot:

008-049

Account: 777 Card: 1 of 1

Location:

85 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 06/07/2017
Sale Price 132,500
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 B5222P307 B5666P224
Reference 2 LOT 9 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

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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Good	Typical	68,491
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value(Rcnld) 62,327
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	2004	72	B 100	3,043	Good	91%
Frame Shed	2004					
Frame BSMT Entry	2000	24	B 100	1,166	Good	91%
1,304 SFLA						
Outbuilding Total						5,330
Acpt Land		17,500	Accepted Bldg		67,700	Total
						85,200

Easton

Valuation Report

08/06/2018

Name: GAGNON, RICHARD P & MARGARET A JT

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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
 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 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									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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
Accpt Land		15,600		Accepted Bldg		41,500		Total	57,100

Easton
Name: GAGNON, ROBERT & DIANE

Valuation Report

08/06/2018

Page 417

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

08/06/2018

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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

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
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%	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									Outbuilding Total 9,131

Acpt Land

17,300

Accepted Bldg

84,300

Total

101,600

Easton
Name: GALLAGHER, MICHAEL & GALLAGHER,

Valuation Report

08/06/2018

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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

08/06/2018

Name: GARDNER, JAMES P JR & AVERILL A

JT

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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

08/06/2018

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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	Above Average	Typical	66,853	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	57,494

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

77,100 Total

94,600

Easton
Name: GILBERT, EARL & WENDY

Valuation Report

08/06/2018

Page 422

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

08/06/2018

Name: GILMAN, GARTH

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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 1944	Renovated 1997	Kitchens Typical	Baths Typical	Condition Average	Layout Typical	Total
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									11,441

Acpt Land

12,100

Accepted Bldg

42,600

Total

54,700

Easton
Name: GINGERICH, JACOB J & ANNIE S

Valuation Report

08/06/2018

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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%
Value(Rcnld)						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

Outbuilding Total

Acpt Land

55,900

Accepted Bldg

83,900

Total

139,800

Easton
Name: GINGERICH, JONAS & KATIE

Valuation Report
JT

08/06/2018

Page 425

Map/Lot:

004-053

Account: 596 Card: 1 of 4

Location:

120 BANGOR ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
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

08/06/2018

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Map/Lot:

004-053

Account: 596 Card: 2 of 4

Location:

120 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

Acptd Land

3,400

Accepted Bldg

62,000

Total

65,400

Easton
Name: GINGERICH, JONAS & KATIE

Valuation Report
JT

08/06/2018

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Map/Lot:

004-053

Account: 596 Card: 3 of 4

Location:

120 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

08/06/2018

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Map/Lot:

004-053

Account: 596 Card: 4 of 4

Location:

120 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

08/06/2018

Page 429

Map/Lot:

004-053

Account: 596

Location:

120 BANGOR ROAD

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

08/06/2018
Page 430
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

08/06/2018

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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 B5588P18

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
91.84	Acres-Rear Land (All)	500.00	45,920	100%		45,920
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 249.84						Land Total 121,595

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
					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

121,600

Accepted Bldg

55,200

Total

176,800

Easton
Name: GLICK, ELI H & NAOMI J

Valuation Report
JT

08/06/2018

Page 432

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				Unfinished		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

08/06/2018

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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
Accpt Land			0	Accepted Bldg			107,700	Total	107,700

Easton
Name: GLICK, ELI H & NAOMI J

Valuation Report
JT

08/06/2018

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Map/Lot:

008-023-C

Account: 909

Location:

328 FULLER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	121,600	55,200	176,800	121,600	55,200	176,800
2	0	62,800	62,800	0	62,800	62,800
3	0	107,700	107,700	0	107,700	107,700
TOTAL	121,600	225,700	347,300	121,600	225,700	347,300

Easton
Name: GLICK, ELI H. & NAOMI J.

Valuation Report

08/06/2018

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Map/Lot:

008-025

Account: 321 Card: 1 of 1

Location:

308 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 03/02/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

CLASS Residential
Reference 1 B5400P0254 FORECLOSURE SALE B5588P18
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
5.16	Acres-Rear Land (All)	500.00	2,580	100%		2,580
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 6.16						Land Total 19,580

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						Value(Rcnld)			
Incomplete									
Economic Obsolescence						16,331			
None									
Phys. %						40%			
Func. %						75%			
Econ. %						100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Percent Good									
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		19,600	Accepted Bldg		37,800	Total			57,400

Easton
Name: GOOD, BROCK F. & BARBARA N.

Valuation Report

08/06/2018

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Map/Lot:

007-009-A

Account: 902 Card: 1 of 1

Location:

STATION ROAD

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

08/06/2018

Name: GOSSELIN, MICHAEL P

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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

08/06/2018

Name: GOSSELIN, MICHAEL P

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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									2,500
----- S O U N D V A L U E -----										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

08/06/2018
Page 439
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

08/06/2018

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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

Valuation Report

08/06/2018

Page 441

Map/Lot:

012-004

Location:

FULLER ROAD

Account: 127 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/05/2016
Sale Price	16,000
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 B5172P196 B5571P231

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: GRANT, MARYELLEN K

Valuation Report

08/06/2018

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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
1.00	Acres-Baselot	9,500.00
1.00	Acres-Rear Land (All)	500.00
9.00	Acres-Rear Land (All)	500.00
Total Acres 11.00		
Accpt Land		12,300
Accepted Bldg		0
Total		12,300

Easton
Name: GRANT, MARYELLEN K

Valuation Report

08/06/2018

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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

Valuation Report

08/06/2018

Name: GRAY, HUGHIE A

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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

Acpt Land

17,600

Accepted Bldg

26,200

Total

43,800

Easton

Valuation Report

08/06/2018

Name: GRAY, LINWOOD R & SARA J JT

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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	150%	Condition	14,250
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 25,185

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. %
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

Acct Land

25,200

Accepted Bldg

91,800

Total

117,000

Easton
Name: GRAY, LINWOOD R & SARA J JT

Valuation Report

08/06/2018

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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 2 25

Recertified Date 0 Y Coordinate 0

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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
Outbuilding Total									64,942
Acpt Land			0	Accepted Bldg			64,900	Total	64,900

Easton
Name: GRAY, LINWOOD R & SARA J JT

Valuation Report

08/06/2018

Page 447

Map/Lot:

007-038-A

Account: 326

Location:

RICHARDSON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	25,200	91,800	117,000	25,200	91,800	117,000
2	0	64,900	64,900	0	64,900	64,900
TOTAL	25,200	156,700	181,900	25,200	156,700	181,900

Easton

Valuation Report

08/06/2018

Name: GREEN, RICHARD A JR

Page 448

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
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

08/06/2018

Name: GREEN, RICHARD A JR

Page 449

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) 1 0 0 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

08/06/2018

Name: GREEN, RICHARD A JR

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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

08/06/2018

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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
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Valuation Report

08/06/2018

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Map/Lot:

007-016

Account: 536 Card: 1 of 1

Location:

62 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 11/01/2001
Sale Price 95,000
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 B3587P112

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
2.150	\$/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

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 Rcnld 61,391
Outbuildings/Additions/Improvements						
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

08/06/2018

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Map/Lot:

007-051-B

Account: 721 Card: 1 of 1

Location:

53 BEAR TRAP ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 03/03/2015
Sale Price 39,000
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 B5400P0325

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
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						
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1975	500	D 100	5,740	Fair	40%
Open Frame Porch	2015	32	D 100	730	Fair	85%
784 SFLA						
Outbuilding Total						2,916
Acpt Land		24,000	Accepted Bldg		19,100	Total 43,100

Valuation Report

08/06/2018

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Map/Lot:

018-021

Account: 589 Card: 1 of 1

Location:

53 CENTER ROAD

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) 1 0 0 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

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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Very Good	Typical	72,965
Functional Obsolescence						Value(Rcnld)
Dirt Floor Bsmt						56,621

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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
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Easton
Name: GUYETTE, PAUL

Valuation Report

08/06/2018

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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
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. %	Value(Rcnld)
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

08/06/2018

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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 B5629P187

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
0.59	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					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
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
Accpt Land		14,800	Accepted Bldg		60,600 Total	75,400

Easton

Valuation Report

08/06/2018

Name: HAFFORD, DAVID M

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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

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
					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	Percent Good	
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

08/06/2018

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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) 1 0 0 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						
Economic Obsolescence						29,363
None						
Phys. %						80%
Func. %						100%
Econ. %						100%

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

Easton
Name: HAIR, JASON A.

Valuation Report

08/06/2018

Page 459

Map/Lot:

007-034

Account: 23 Card: 1 of 1

Location: 200 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 05/03/2017
Sale Price 0

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

Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

CLASS Mobile Home
Reference 1 B5236P102 B5654P339

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
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Valuation Report

08/06/2018

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Map/Lot:

008-011-B-001

Location:

HENDERSON RD

Account: 1078 Card: 1 of 1

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 B 100	Base	84,905
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 B	Basement Gar	None	Fin Bsmt	4,849
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,270
Attic	None			Attic	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	94,024
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	88,383
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
One Story Frame	2013	105	B 100	6,060 Avq.	94% 100% 100%	5,696
Open Frame Porch	2013	266	B 100	6,029 Avq.	94% 100% 100%	5,667
Frame Garage	2013	1216	B 100	26,338 Avq.	94% 65% 100%	16,093
Wood Deck	2017	490	B 100	4,489 Avq.	95% 100% 100%	4,265
1,701 SFLA					Outbuilding Total	31,721
Accpt Land		17,400	Accepted Bldg	120,100	Total	137,500

Easton

Valuation Report

08/06/2018

Name: HALVORSON, BARBARA & ROONEY, DEBRA

Page 461

RATTRAY, ANITA E. - LIFE ESTATE

Map/Lot:

004-045-B

Account: 638 Card: 1 of 1

Location:

457 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 02/17/2015

Sale Price 1

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

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
1.50	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

08/06/2018

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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

Valuation Report

08/06/2018

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Map/Lot:

006-014

Account: 956 Card: 1 of 1

Location:

374 LADNER RD

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						87,500

Land Total

Dwelling Description

Replacement Cost New

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

08/06/2018

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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

08/06/2018

Page 465

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

08/06/2018

Page 466

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

08/06/2018

Name: HANSON, DARREN L

Page 467

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

08/06/2018

Name: HAPGOOD, MOJIE (TRUSTEE)

Page 468

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 Paved

CLASS Residential

Reference 1 B5158P242

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
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

08/06/2018

Page 469

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						Land Total 22,323

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	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
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									24,919
Outbuilding Total									24,919

Acpt Land

22,300

Accepted Bldg

96,100

Total

118,400

Easton

Valuation Report

08/06/2018

Name: HAYES, RYAN & KAREN E

JT

Page 470

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: HEMPHILL, ERICA K & DELONG, WILLIAM H

Valuation Report

08/06/2018

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Map/Lot:

001-032-B

Location:

BANGOR RD

Account: 1101 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/13/2017
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 Paved

Reference 1 B4235P289 B5474P21 B5733P201

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

Easton
Name: HENDERSON, DAVID L & RICHARD L.

Valuation Report

08/06/2018

Page 472

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

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		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						42,326
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2013	36	C 100	374	Avq.	94%
960 SFLA						100%
Outbuilding Total						352

Acpt Land

17,500

Accepted Bldg

42,700

Total

60,200

Easton

Valuation Report

08/06/2018

Name: HENDERSON, HEIRS OF DOUGLAS R

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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

08/06/2018

Name: HENDERSON, HEIRS OF DOUGLAS R

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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

08/06/2018

Name: HENDERSON, HEIRS OF DOUGLAS R

Page 475

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% 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% 100%	8,081
Open Frame Porch	1997	197	B 110	5,029	Avq.	86%	100% 100%	4,325
Wood Deck	1997	412	B 110	4,175	Avq.	86%	100% 100%	3,590
One Story Frame	1998	348	B 110	22,094	Avq.	86%	100% 100%	19,001
Wood Deck	1998	112	B 110	1,244	Avq.	86%	100% 100%	1,070
Frame Garage	1996	1440	B 110	33,927	Avq.	86%	65% 100%	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

08/06/2018

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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

08/06/2018

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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

08/06/2018

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Map/Lot:

008-016-B

Location:

HENDERSON ROAD

Account: 7

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

08/06/2018

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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

08/06/2018

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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

08/06/2018

Page 481

Map/Lot:

004-020-A

Account: 351 Card: 2 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

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

08/06/2018
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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

08/06/2018
Page 483
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

08/06/2018

Page 484

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

08/06/2018

Page 485

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

08/06/2018

Page 486

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

08/06/2018

Page 487

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				Land Total		5,856

Accpt Land

5,900

Accepted Bldg

0

Total

5,900

Easton
Name: HENDERSON, RITA C

Valuation Report

08/06/2018

Page 488

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

08/06/2018

Page 489

Map/Lot:

007-029-A

Account: 337 Card: 1 of 1

Location:

180 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 11/28/2007
Sale Price 8,600
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 B4522P230 B5757P26

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
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
					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	54,653
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	50,827
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
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

Valuation Report

08/06/2018

Name: HEWITT, CHAD

Page 490

C/O DAVID TURCOTTE

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 B5670 P243
 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

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
Acpt Land		14,200	Accepted Bldg	57,500	Total				71,700

Easton

Valuation Report

08/06/2018

Name: HEWITT, CHAD M & HEIDI R JT

Page 491

Account: 958 Card: 1 of 1 Map/Lot: 008-11-B-002

Location: 96 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

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

Reference 1 B5683P244

Reference 2

Tran/Land/Bldg 0 5 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
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

Ranch	One Story	1,946 Sqft	Grade B 100	Base	94,247
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	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,270
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Average	Typical	98,517
Functional Obsolescence						Value(Rcnld)
Incomplete		None		95%	75%	70,193
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Open Frame Porch	2017	192	B 100	4,465	Avq.	3,182
Frame Garage	2017	768	B 100	17,326	Avq.	12,345
1,946 SFLA						
Outbuilding Total						15,527

Acpt Land

17,300

Accepted Bldg

85,700

Total

103,000

Easton

Valuation Report

08/06/2018

Name: HEWITT, JASON E.

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C/O JANET SAWYER

Map/Lot:

004-041

Account: 604

Card: 1 of 1

Location:

417 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/22/2016
Sale Price	1

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	B4520P238 B5524P255

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
0.92	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					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									18,012

Acpt Land

19,600

Accepted Bldg

59,000

Total

78,600

Valuation Report

08/06/2018

Page 493

Map/Lot:

008-011-B

Account: 360 Card: 1 of 1

Location:

84 HENDERSON ROAD

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
14.56	Acres-Rear Land (All)	500.00	7,280	100%		7,280
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 19.56 Land Total						28,280

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

Growing Concerns						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Good	Typical	64,584
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						Value(Rcnld)
						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

28,300

Accepted Bldg

82,700

Total

111,000

Easton
Name: HICKEY, ATHILL & PAMELA

Valuation Report

08/06/2018

Page 494

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

Name: HICKEY, BENJAMIN R & STACY L

Valuation Report

JT

08/06/2018

Page 495

Map/Lot:

003-026-A

Account: 495 Card: 1 of 1

Location:

245 HERSOM ROAD

Neighborhood 1	Resident/Agric.						Sale Data		
Zoning/Use	Residential				Sale Date	10/01/1994			
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				
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		
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(Rcncld)		
None		None		86%	95%	100%	48,363		
Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcncld
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
Accpt Land		18,000	Accepted Bldg		68,900	Total		86,900	

Easton

Valuation Report

08/06/2018

Name: HIGLEY, HEIRS OF GEORGE B

Page 496

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	Avq.	25%	100%	100%	11,502
Unfin Basement	1974	1248	C 100	14,760	Avq.	75%	100%	100%	11,070
Wood Deck	1974	60	C 100	549	Avq.	75%	100%	100%	412
Frame Garage	1988	720	C 100	13,410	Avq.	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

08/06/2018

Name: HOLMES, DOUGLAS

Page 497

HOLMES, TERRESA

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. %
Incomplete		None		50%	86%	100%
						21,788
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1929	65	D 110	2,106	Avq-	50%
Frame Shed	1929					
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

08/06/2018

Name: HOLMES, LANCE

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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									10,230
Accpt Land			0	Accepted Bldg		10,200	Total		10,200

Easton
Name: HOLMES, LARRY

Valuation Report

08/06/2018

Page 499

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	Avg-	20%	85%	100%	3,783
1 Story Basement	1969	224	D 100	10.862	Avg-	57%	100%	100%	6,191
Frame BSMT Entry	1969	56	D 100	1.216	Avg-	57%	100%	100%	693
Frame Shed	1969								600
One Story Frame	1994	242	D 100	9.388	Avg.	85%	100%	100%	7,980
Open Frame Porch	1994	80	D 100	1.411	Avg.	85%	100%	100%	1,199
Wood Deck	2010	36	D 100	307	Avg.	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

08/06/2018

Name: HOLMES, SHEILA F

Page 500

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

08/06/2018

Page 501

Map/Lot:

002-021-A

Account: 480 Card: 1 of 1

Location:

241 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 10/16/2007
Sale Price 48,000
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 B4507P283

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-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. %
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

08/06/2018

Page 502

Map/Lot:

004-020-005

Account: 884 Card: 1 of 1

Location:

73 DUNCAN DRIVE

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 Drilled WellSeptic System
Street Gravel

Reference 1 B5167P056 B5283P212

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
0.84	Acres-Baslot (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

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,533 Sqft	Grade A 110	Base	107,316
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	766 Sqft, Grade A	Basement Gar	None	Fin Bsmt	7,464
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,775
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2017	0	Modern	Modern	Average	Typical			120,555	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		95%	85%	100%	97,348		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	2017	360	A 110	28,101	Avq.	95%	85%	100%	22,692
Open Frame Porch	2017	118	A 110	3,927	Avq.	95%	85%	100%	3,171
Frame Garage	2017	1328	A 110	38,665	Avq.	95%	85%	100%	31,222
1,893 SFLA								Outbuilding Total 57,085	

Acpt Land

16,200

Accepted Bldg

154,400

Total

170,600

Easton

Valuation Report

08/06/2018

Name: HOPKINS, MATTHEW D & CHELSEA L JT

Page 503

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

08/06/2018

Page 504

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 Garaqe	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

Acpt Land

12,200

Accepted Bldg

52,600 Total

64,800

Easton
Name: HOWLETT, MICHAEL R

Valuation Report

08/06/2018

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Map/Lot:

006-002-D

Account: 926 Card: 1 of 1

Location:

55 GRAY ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 08/01/2002
Sale Price 16,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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. %	Value(Rcnld)
None		None		89%	100% 100%	59,068
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2013	1344	C 100	23,698	Avq.	16,707
1,400 SFLA						16,707

Outbuilding Total 16,707

Acpt Land 21,800 Accepted Bldg 75,800 Total 97,600

Easton

Valuation Report

08/06/2018

Name: HOYT, BRUCE A

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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									
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

08/06/2018

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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
18.00	Acres-Softwood-TG	117.00	2,106	100%		2,106
42.00	Acres-Mixed Wood-TG	172.00	7,224	100%		7,224
75.00	Acres-Hardwood-TG	188.00	14,100	100%		14,100
Total Acres 135.00					Land Total	23,430

Accpt Land	23,400	Accepted Bldg	0	Total	23,400
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Easton
Name: HOYT, JOHN S

Valuation Report

08/06/2018

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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	117.00	1,170	100%		1,170
95.00	Acres-Mixed Wood-TG	172.00	16,340	100%		16,340
Total Acres 109.00				Land Total		26,135

Accpt Land

26,100

Accepted Bldg

0 **Total**

26,100

Easton
Name: HSG FARMS INC

Valuation Report

08/06/2018

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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
Outbuilding Total								136.677

1,280 SFLA

Acpt Land

20,500

Accepted Bldg

136,700

Total

157,200

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/06/2018
Page 510
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

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Map/Lot:

007-021

Account: 381 Card: 1 of 17

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
456.15	# -Lot Improvement	7,500.00	3,421,125	100%		3,421,125
Total Acres 2.73					Land Total	4,141,258

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	4,141,300	Accepted Bldg	671,900	Total	4,813,200
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Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

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Map/Lot: 007-021

Account: 381 Card: 2 of 17 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

08/06/2018

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Map/Lot: 007-021

Account: 381 Card: 3 of 17 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

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Map/Lot: 007-021

Account: 381 Card: 4 of 17 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

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Map/Lot: 007-021

Account: 381 Card: 5 of 17 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			----	S O U N D	V A L U E	----	824,943	
Outbuilding Total								824,943	
Accpt Land			0	Accepted Bldg			824,900	Total	824,900

Easton
Name: HUBER ENGINEERED WOODS LLC

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Map/Lot: 007-021

Account: 381 Card: 6 of 17 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			----	S O U N D	V A L U E	----		307,057
Outbuilding Total									307,057
Accpt Land			0	Accepted Bldg			307,100	Total	307,100

Easton
Name: HUBER ENGINEERED WOODS LLC

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08/06/2018

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Map/Lot: 007-021

Account: 381 Card: 7 of 17

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			----	SOUND	VALUE	----	493,717	
Outbuilding Total								493,717	
Accpt Land			0	Accepted Bldg			493,700	Total	493,700

Easton
Name: HUBER ENGINEERED WOODS LLC

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Map/Lot: 007-021

Account: 381 Card: 8 of 17 Location: 333 STATION RD-LOG COND BLDG

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	Rchld
Commercials	0								2,296,836
----- SOUND VALUE -----									2,296,836
Outbuilding Total									2,296,836
Accpt Land			0	Accepted Bldg			2,296,800	Total	2,296,800

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/06/2018

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Map/Lot: 007-021

Account: 381 Card: 9 of 17 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					Percent Good				Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld	
Commercials	0			----	SOUND	VALUE	----		4,196,001
Outbuilding Total									4,196,001
Accpt Land			0	Accepted Bldg			4,196,000	Total	4,196,000

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

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Map/Lot: 007-021

Account: 381 Card: 10 of 17

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			----	SOUND	VALUE----			388,598
Outbuilding Total									388,598
Accpt Land			0	Accepted Bldg			388,600	Total	388,600

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

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Map/Lot: 007-021

Account: 381 Card: 11 of 17 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								1,980,567
----- S O U N D V A L U E -----									1,980,567
Outbuilding Total									1,980,567
Accpt Land			0	Accepted Bldg			1,980,600	Total	1,980,600

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/06/2018

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Map/Lot: 007-021

Account: 381 Card: 12 of 17 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

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Map/Lot: 007-021

Account: 381 Card: 13 of 17 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	----		398,686
Outbuilding Total									398,686
Accpt Land			0	Accepted Bldg			398,700	Total	398,700

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/06/2018

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Map/Lot:

007-021

Account: 381 Card: 14 of 17

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			----	SOUND	VALUE	----		61,510
Outbuilding Total									61,510
Accpt Land			0	Accepted Bldg			61,500	Total	61,500

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/06/2018

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Map/Lot: 007-021

Account: 381 Card: 15 of 17 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								31,484
----- S O U N D V A L U E -----									
Outbuilding Total									31,484
Accpt Land			0	Accepted Bldg			31,500	Total	31,500

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/06/2018

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Map/Lot:

007-021

Account: 381 Card: 16 of 17

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

08/06/2018

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Map/Lot: 007-021

Account: 381 Card: 17 of 17 Location: 333 STATION RD-LOCKROOM/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 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	2018			----	S	O	U	N	D
----- S O U N D V A L U E -----									355,846
Outbuilding Total									355,846
Accpt Land			0	Accepted Bldg			355,800	Total	355,800

Easton
Name: HUBER ENGINEERED WOODS LLC

Valuation Report

08/06/2018

Page 528

Map/Lot:

007-021

Account: 381

Location:

333 STATION RD-LOCKROOM/OFFICE

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	4,141,300	671,900	4,813,200	4,141,300	671,900	4,813,200
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	2,296,800	2,296,800	0	2,296,800	2,296,800
9	0	4,196,000	4,196,000	0	4,196,000	4,196,000
10	0	388,600	388,600	0	388,600	388,600
11	0	1,980,600	1,980,600	0	1,980,600	1,980,600
12	0	5,100	5,100	0	5,100	5,100
13	0	398,700	398,700	0	398,700	398,700
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
17	0	355,800	355,800	0	355,800	355,800
TOTAL	4,141,300	12,546,400	16,687,700	4,141,300	12,546,400	16,687,700

Easton
Name: HUDSON, DALE W

Valuation Report

08/06/2018

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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

08/06/2018

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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

08/06/2018

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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

08/06/2018

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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
					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%	58,294
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2007	832	C 105	16,019	Avq.	14,577
Wood Deck	2001	216	C 105	1,768	Avq.	1,556
1,396 SFLA						Outbuilding Total 16,133

Acpt Land

17,300

Accepted Bldg

74,400

Total

91,700

Easton

Valuation Report

08/06/2018

Name: HULL, HOLLIS C & BONVILLE-HULL, BARBARA

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HULL, RICKIE M. - 1/2 JT

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 B5612P89
 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		Phys. %	Func. %	Econ. %
Dirt Floor Bsmt		None		60%	92%	100%
						26,622

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 Garage	1900	480	E 100	4,726	Fair	40%	100%	100%	1,890
1,261 SFLA									7,539

Acpt Land

11,900

Accepted Bldg

34,200

Total

46,100

Easton
Name: HULL, HOLLIS JR

Valuation Report

08/06/2018

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Map/Lot:

004-033-A-007

Account: 1028 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 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

08/06/2018

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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						Outbuilding Total			21,985

Acpt Land

17,200

Accepted Bldg

90,600

Total

107,800

Easton
Name: HULL, RICKIE M & CARRIE E

Valuation Report

08/06/2018

Page 536

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
					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
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Easton
Name: HULL, RICKIE M & CARRIE E

Valuation Report

08/06/2018

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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

08/06/2018

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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

08/06/2018

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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
					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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Above Average	Typical	55,654
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						44,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

Valuation Report

08/06/2018

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

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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						Land Total 66,390

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. %	Value(Rcnld)	
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

08/06/2018

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

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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

08/06/2018

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

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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

08/06/2018

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

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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

08/06/2018

Name: HUSSEY, DENNIS B & SUZANNE M (LIFE TEN)

Page 544

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

08/06/2018

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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
Name: HUSSEY, TRAVIS O & MARY ANN JT

Valuation Report

08/06/2018

Page 546

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 Bldg		0	Total	50,500

Easton

Valuation Report

08/06/2018

Name: HUSSEY, TRAVIS O & MARY ANN JT

Page 547

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									17,988

Acpt Land

18,200

Accepted Bldg

46,600

Total

64,800

Valuation Report

08/06/2018

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Map/Lot:

001-031

Account: 182 Card: 1 of 1

Location:

324 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 01/25/2008
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 B4540P0320

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
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
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
804 SFLA									
Outbuilding Total									13,196

Acpt Land

43,800

Accepted Bldg

30,900

Total

74,700

Easton

Valuation Report

08/06/2018

Name: HUTCHINGS, MARY E - DEVISEES

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BARNES, MARK R. - PERSONAL

Map/Lot:

007-018-A

Account: 624 Card: 1 of 1

Location:

96 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/01/2005

Sale Price 177,000

Sale Type Land & Buildings

Financing Conventional

Verified Public Record

Validity Arms Length Sale

Zoning/Use Residential

Topography Level

Utilities Drilled WellSeptic System

Street Paved

CLASS Residential

Reference 1 B4120P228 B5669P344

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
2.40	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		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100%	59,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
One Story Frame	1996	400	C 105	19,870	Avq.	86%	100%	17,088
Frame Garage	1995	1008	C 100	18,159	Avq.	85%	65%	10,033
Open Frame Porch	1996	100	C 105	2,171	Avq.	86%	100%	1,867
Wood Deck	1980	144	C 100	1,160	Avq.	78%	100%	905
Open Frame Porch	1995	120	C 105	2,535	Avq.	85%	100%	2,155
1,780 SFLA								32,048

Acpt Land

28,000

Accepted Bldg

91,400

Total

119,400

Easton
Name: HUTCHINS, LEAH

Valuation Report

08/06/2018

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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

08/06/2018

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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
Acctpt Land		17,700	Accepted Bldg		58,800	Total			76,500

Easton
Name: IRELAND, TINA L.

Valuation Report

08/06/2018

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Map/Lot:

004-008

Account: 390 Card: 1 of 1

Location:

94 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

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) 1 0 0 Land Schedule 1

Sale Data
Sale Date 03/08/2016
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
0.80	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 & 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					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
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

Valuation Report

08/06/2018

Name: JACKSON, GREGORY A

Page 553

JACKSON, SHARON L

Map/Lot:

007-059-B

Account: 455 Card: 1 of 1

Location:

691 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
					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						Value(Rcnld)
None		None		Phys. % 70%	Func. % 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

08/06/2018

Name: JACKSON, GREGORY A

Page 554

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

Sale Price 34,500

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 B2828P073

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	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

08/06/2018

Page 555

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) 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

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			56,326	
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
Acpt Land		12,300		Accepted Bldg		41,600		Total	53,900

Easton
Name: JALBERT, PAUL E

Valuation Report

08/06/2018

Page 556

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

08/06/2018

Page 557

Map/Lot:

018-013

Account: 120 Card: 1 of 1

Location:

83 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/27/2017
Sale Price 26,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

CLASS Residential
Reference 1 B0270P570 B5661P49-FORECLOSURE DEED
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
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. %
None		None		60%	99%	100%
						Value(Rcnld) 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			----- S O U N D V A L U E -----					750
2,299 SFLA				Outbuilding Total					3,067

Acpt Land

17,000

Accepted Bldg

49,200

Total

66,200

Easton
Name: JANDREAU, KEVIN

Valuation Report

08/06/2018

Page 558

Map/Lot:

002-013-C

Location:

HERSOM ROAD

Account: 30 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

Sale Data
Sale Date 06/09/2016
Sale Price 16,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B4428P030 B5475P72 B5562P20
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-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						18,250

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.	25%	100%	100%	6.002
Frame Shed	2016	240	D 100	2.755	Avq.	95%	100%	100%	2.617
Frame Shed	1985			----- S O U N D V A L U E -----					500
Wood Deck	2016	160	C 100	1.277	Avq.	95%	100%	100%	1.213
Frame Shed	1985			----- S O U N D V A L U E -----					500
Concrete Pad /CF	2016	924	C 100	3.928	Avq.	25%	100%	100%	982
924 SFLA						Outbuilding Total			11,814
Acpt Land		18,300	Accepted Bldg			11,800	Total		30,100

Valuation Report

08/06/2018

Page 559

Map/Lot:

008-015

Account: 666 Card: 1 of 1

Location:

118 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/04/2008
Sale Price 141,000
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 B5282P314

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
1.30	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						Land Total 22,150

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
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				Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				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										20,031
Outbuilding Total										20,031

Acct Land

22,200

Accepted Bldg

90,800 **Total**

113,000

Easton
Name: JOHNSON, MARIE

Valuation Report

08/06/2018

Page 560

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

08/06/2018

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Map/Lot:

004-033-A-003

Location:

311 CENTER ROAD

Account: 362 Card: 1 of 1

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
988 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									7,951
Acpt Land			0	Accepted Bldg			8,000	Total	8,000

Valuation Report

08/06/2018

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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

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									600
768 SFLA				----- S O U N D V A L U E -----						
										Outbuilding Total 11,404

Accpt Land

22,400

Accepted Bldg

44,100

Total

66,500

Easton
Name: JOHNSTON, EDWARD

Valuation Report

08/06/2018

Page 563

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: JOHNSTON, EDWARD W

Valuation Report

08/06/2018

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Map/Lot:

017-009

Account: 344 Card: 1 of 1

Location:

86 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/06/2016
Sale Price	15,000
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 B5562P11
Reference 2 M2538P161
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
0.49	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: JORDAN, STEVEN W

Valuation Report

08/06/2018

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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

08/06/2018

Page 566

Map/Lot:

006-027

Account: 286 Card: 1 of 2

Location:

100 GRAHAM ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 05/01/1995
Sale Price 40,000

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 B2793P296

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%	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

08/06/2018

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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

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

08/06/2018
Page 568
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

08/06/2018

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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

08/06/2018

Page 570

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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Valuation Report

08/06/2018

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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
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
0.75	Acres-Rear Land (All)	500.00	375	100%		375
Total Acres 1.75						Land Total 17,375

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. %		
None		None		75%	95%	100%		
Value(Rcnld)						31,046		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1945	252	C 100	11,921	Good	75%	95%	100%
Unfinished Attic	1945	252	C 100	3,087	Good	75%	95%	100%
Encl Frame Porch	1945	108	C 100	3,319	Good	75%	95%	100%
Frame Shed	1999	224	C 100	3,136	Avq.	87%	100%	100%
Encl Frame Porch	1945	140	C 100	4,051	Good	75%	90%	100%
1,160 SFLA								
Outbuilding Total						18,520		
Acpt Land		17,400	Accepted Bldg		49,600	Total	67,000	

Easton

Valuation Report

08/06/2018

Name: KEARNEY, HEIRS OF RICHARD P

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KEARNEY, HEIRS OF 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) 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(Rcnd)				
None	None	40%	95%	100%	16,300				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1900	160	D 105	6,517	Fair	40%	95%	100%	2,477
Encl Frame Porch	1997	128	D 105	3,250	Avq.	86%	100%	100%	2,795
Frame Shed	1900	192	D 105	2,314	Fair	40%	80%	100%	741
Wood Deck	1997	64	D 105	497	Avq.	86%	100%	100%	427
Frame Garaqe	1900	400	E 100	4,068	Avq-	50%	100%	100%	2,034
1,068 SFLA									Outbuilding Total 8,474
Acpt Land		14,200	Accepted Bldg		24,800	Total		39,000	

Easton

Valuation Report

08/06/2018

Name: KEEP, ANDREW J

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KEEP, RENEE

Map/Lot:

002-020-C

Account: 847

Card: 1 of 1

Location:

214 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Date 09/01/1995

Zoning/Use Residential

Sale Price 17,500

Topography LevelRolling

Sale Type Land Only

Utilities Drilled WellSeptic System

Financing Unknown

Street Paved

Verified Public Record

FLOOD PLAIN 9

Validity Arms Length Sale

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

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. %	Value(Rcnld)
None		None		90%	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				----- S O U N D V A L U E -----					
							Outbuilding Total		4,789

Acpt Land

36,500

Accepted Bldg

65,200

Total

101,700

Easton
Name: KEEP, SHARON M L

Valuation Report

08/06/2018

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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
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		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	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

Outbuilding Total

Acpt Land

25,400

Accepted Bldg

88,500

Total

113,900

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	Rolling Above Street
Utilities	Drilled Well Septic System
Street	Paved

Reference 1 B4297P296

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	
Jav-Skyline M/H	2004	14X66	B 100	27,281	Avg.	56%	100%	100%	15,414	
Wood Deck	2004	144	C 100	1,160	Avg.	90%	100%	100%	1,044	
Frame Shed	2011			----	S O U N D	V A L U E - - - -			750	
924 SFLA						Outbuilding Total			17,208	

Acpt Land	17,000	Accepted Bldg	17,200	Total	34,200
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Easton
Name: KENNEDY, RAY

Valuation Report

08/06/2018
Page 576
016-007-ON
STATION ROAD

Account: 94 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 1971 12X41 REGENT

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
Daytona M/H	1971	12X42	C 100	14,604	Avg.	25%	85%	100%	3,103
504 SFLA									3,103
Accpt Land						3,100	Total		3,100

Easton
Name: KENNEDY, RAYMOND

Valuation Report

08/06/2018

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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				Percent Good			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
Acpt Land		18,400	Accepted Bldg		18,800	Total		37,200	

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/06/2018

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Map/Lot:

007-067

Account: 398 Card: 1 of 1

Location:

12 FULLER ROAD

Neighborhood 11 Comm./Ind.

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
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	Phy	Func	Econ	
Encl Frame Porch	1998	72	D 100	2,045	Avq.	87%	100%	100%	1,779
2S Open Fr Porch	1914	102	D 100	2,695	Avq.	60%	100%	100%	1,617
2S Fr Bay Window	1914	30	D 100	2,617	Avq.	60%	100%	100%	1,570
Frame Shed	2011	240	D 100	2,755	Avq.	93%	100%	100%	2,562
3,480 SFLA						Outbuilding Total			7,528
Acpt Land		27,000	Accepted Bldg		62,500	Total		89,500	

Easton
Name: KIERSTEAD, CATHY A

Valuation Report

08/06/2018

Page 579

Map/Lot:

022-011

Account: 618 Card: 1 of 1

Location:

323 LADNER ROAD

Neighborhood 11 Comm./Ind.

Sale Data	
Sale Date	03/01/1999
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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
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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	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. %
None		None		60%	100%	100%

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Value Rcnld
1 & 3/4 Story Fr	1930	800	D 110	56,274	Avq.	60%	33,764
Frame BSMT Entry	1930	35	D 110	1,025	Avq.	60%	615
Frame Shed	1930	352	D 100	4,041	Avq-	50%	2,020
3,656 SFLA						Outbuilding Total	36,399

Acpt Land

26,600

Accepted Bldg

97,600

Total

124,200

Easton
Name: KIERSTEAD, HAROLD, JR

Valuation Report

08/06/2018

Page 580

Map/Lot:

008-027

Location:

BOWERS ROAD

Account: 639 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	05/20/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street None

CLASS Residential
Reference 1 B3311P203 B5548P152

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, LANCE H

Valuation Report

08/06/2018

Page 581

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
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

Acct Land

15,700

Accepted Bldg

36,500 **Total**

52,200

Valuation Report

08/06/2018

Page 582

Map/Lot:

006-002-C

Account: 521 Card: 1 of 1

Location:

43 GRAY ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/01/2002
Sale Price 132,000
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 B3713P243

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	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. %
None		None		87%	97%	100%
						80,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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

08/06/2018

Page 583

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

Sale Data
Sale Date 04/01/2005
Sale Price 4,862
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

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

08/06/2018

Page 584

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, CLEMENT J III & JODI KING

Valuation Report

08/06/2018

Page 585

Map/Lot:

005-027

Account: 667 Card: 1 of 2

Location:

28 BOWERS ROAD

Neighborhood 11 Comm./Ind.

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
31.40	Acres-Rear Land (All)	500.00	15,700	100%		15,700
2.000	\$/SF -Pavement	2.50	5,000	75%	Condition	3,750
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
34.80	Acres-Mixed Wood-TG	172.00	5,986	100%		5,986
9.50	Acres-Hardwood-TG	188.00	1,786	100%		1,786
Total Acres 76.70 Land Total						44,222

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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	1997	Typical	Typical	Good	Typical	68,550
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						58,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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			---- S O U N D V A L U E ----					300
Greenhouse	1982			---- S O U N D V A L U E ----					100
Frame Shed	1982			---- S O U N D V A L U E ----					400
1,362 SFLA								Outbuilding Total	57,907

Acpt Land

44,200

Accepted Bldg

116,900

Total

161,100

Easton
Name: KING, CLEMENT J III & JODI KING

Valuation Report

08/06/2018

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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) 1 0 0 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
Name: KING, CLEMENT J III & JODI KING

Valuation Report

08/06/2018

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Map/Lot:

005-027

Account: 667

Location:

28 BOWERS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,200	116,900	161,100	44,200	116,900	161,100
2	0	42,800	42,800	0	42,800	42,800
TOTAL	44,200	159,700	203,900	44,200	159,700	203,900

Easton
Name: KING, CLEMENT J III & JODI KING

Valuation Report

08/06/2018

Page 588

Map/Lot:

005-033-A

Account: 686 Card: 1 of 1

Location:

31 BOWERS ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 02/24/2011
Sale Price 100,000
Sale Type Land & Buildings
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	9,500.00	9,500	100%		9,500
5.90	Acres-Rear Land (All)	500.00	2,950	100%		2,950
41.30	Acres-Tillable	1,000.00	41,300	100%		41,300
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
6.90	Acres-Softwood-TG	117.00	807	100%		807
20.80	Acres-Mixed Wood-TG	172.00	3,578	100%		3,578
22.00	Acres-Hardwood-TG	188.00	4,136	100%		4,136
Total Acres 97.90					Land Total	69,771

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									
Economic Obsolescence						750			
None									
Phys. %						30%			
Damage									
Func. %						16%			
Damage									
Econ. %						100%			
Damage									
Outbuildings/Additions/Improvements						Value Rcnld			
Description									
Encl Frame Porch	1991	120	E 100	1,796	Poor	30%	16%	100%	86
Frame Shed	1991			----	S O U N D	V A L U E	----		200
Frame Shed	1991			----	S O U N D	V A L U E	----		400
696 SFLA									Outbuilding Total

Acpt Land

69,800

Accepted Bldg

1,400

Total

71,200

Easton
Name: KING, JOSEPH A & SARAH E S

Valuation Report
JT

08/06/2018
Page 589
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
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			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		
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Encl Frame Porch	2017	228	C 100	6,065	Avq.	95%	100% 100%	5,762
1,236 SFLA							Outbuilding Total	5,762

Acpt Land

17,900

Accepted Bldg

65,100

Total

83,000

Easton
Name: KING, LEONNA L

Valuation Report

08/06/2018

Page 590

Map/Lot:

008-011-D-001

Location:

76 HENDERSON ROAD

Account: 865 Card: 1 of 1

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
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Valuation Report

08/06/2018

Page 591

Map/Lot:

004-031

Account: 636 Card: 1 of 1

Location:

90 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 10/11/2017
Sale Price 97,000
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 B0822P1 B5711P38

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
0.25	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						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			Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical	49,012
1961	0	Typical	Typical	Good		
Functional Obsolescence		Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None	80%	100%	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
912 SFLA										9,882

Acpt Land	21,400	Accepted Bldg	49,100	Total	70,500
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Easton

Valuation Report

08/06/2018

Name: KINNEY, HEIRS OF ALFRED B & ELLA J

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C/O VAN KINNEY

Map/Lot:

007-059

Account: 946 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling

Utilities

Street Street Surface

Reference 1 B310P46

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
5.75	Acres-Rear Land (All)	500.00	2,875	100%	Access	2,875
Total Acres 5.75				Land Total		2,875
Accpt Land		2,900	Accepted Bldg		0	Total
						2,900

Easton

Valuation Report

08/06/2018

Name: KINNEY, ROBERT A & VAN A & SARA R

Page 593

ADAMS, LORRAINE K & KINNEY-MCCAIN,

Map/Lot:

007-059-C

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
1.10	Acres-Rear Land (All)	500.00	550	100%		550
Total Acres 2.10				Land Total		10,050
Accpt Land		10,100	Accepted Bldg		0	Total
						10,100

Easton
Name: KISER, WAYNE L

Valuation Report

08/06/2018

Page 594

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

08/06/2018

Page 595

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			----- SOUND VALUE -----					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
Outbuilding Total									71,300
Accpt Land		16,800	Accepted Bldg		71,300	Total			88,100

Easton
Name: KISER, WAYNE L

Valuation Report

08/06/2018

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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						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%			
						35,685			
Outbuildings/Additions/Improvements				Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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						Outbuilding Total		30,381	
Acpt Land		11,800		Accepted Bldg		66,100		Total	
								77,900	

Easton
Name: KNEELAND, KEITH R & ALICE R

Valuation Report

08/06/2018

Page 597

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	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
Name: KNEELAND, LORNA J.

Valuation Report

08/06/2018

Page 598

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 B5591P335
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
21.00	Acres-Rear Land (All)	500.00
51.00	Acres-Tillable	1,000.00
Total Acres 73.00		
Accpt Land		71,000
Accepted Bldg		0
Total		71,000

Easton
Name: KNEELAND, LORNA J.

Valuation Report

08/06/2018

Page 599

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 B5591P335

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
19.00	Acres-Rear Land (All)	500.00
64.00	Acres-Tillable	1,000.00
Total Acres 84.00		
Accpt Land		83,000
Accepted Bldg		0
Total		83,000

Easton
Name: KNEELAND, LORNA J.

Valuation Report

08/06/2018

Page 600

Map/Lot:

004-001-C

Location:

WEST RIDGE RD

Account: 705 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Reference 1 B1278P013 B3458P133 B4515P251

Reference 2 B5591P335

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
Name: KRETSCHMER, ELIZABETH

Valuation Report

08/06/2018

Page 601

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

08/06/2018

Page 602

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										
							Outbuilding Total			6,677
Accpt Land			0	Accepted Bldg			6,700	Total		6,700

Easton
Name: LACASSE, STACEY & ROBERT

Valuation Report

08/06/2018

Page 603

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

08/06/2018

Name: LACOUTURE, TERRI & ALLEN, KEVIN W &

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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						Outbuilding Total			9,961

Acpt Land

19,500

Accepted Bldg

40,400

Total

59,900

Easton

Valuation Report

08/06/2018

Name: LADNER, HEIRS OF FERN E

Page 605

C/O ERNEST 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

08/06/2018

Name: LADNER, MARVIN D & ALAN R &

Page 606

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	48,759
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									12,354

Outbuilding Total

64,400

Acpt Land

15,500

Accepted Bldg

48,900 Total

Easton

Valuation Report

08/06/2018

Name: LADNER, RANDY

Page 607

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

08/06/2018

Name: LAFRANCE, BRITTNEY

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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

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 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

Dwelling Description

Replacement Cost New

Ranch	One Story	1,800 Sqft	Grade A 100	Base	109,402
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	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
2017	0	Modern	Modern	Average	Typical	112,552
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	95%	90%	100%	96,232	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func	Econ
Frame Shed	2017			---- S O U N D	V A L U E ----	500
Frame Shed	2017			---- S O U N D	V A L U E ----	1,000
One Story Frame	2017	168	A 100	11,921 Avq.	95% 85% 100%	9,626
Open Frame Porch	2017	72	A 100	2,374 Avq.	95% 85% 100%	1,917
Frame Garage	2017	1080	A 100	29,019 Avq.	95% 85% 100%	23,433
1,968 SFLA					Outbuilding Total	36,476
Acpt Land		17,300	Accepted Bldg	132,700	Total	150,000

Easton
Name: LAFRANCE, GLENN D

Valuation Report

08/06/2018

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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. %	Value(Rcnld)	
None		None		85%	100%	100%	31,194	
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	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

08/06/2018

Page 610

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

08/06/2018

Page 611

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. %
Incomplete		None		70%	90%	100%
						30,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

08/06/2018

Name: LAMOREAU, CRAIG & AMANDA L LAMOREAU

Page 612

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	Percent Good			Value Rcnld
						Phy	Func	Econ	
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

Valuation Report

08/06/2018

Page 613

Map/Lot:

018-022

Account: 306 Card: 1 of 1

Location:

49 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4864 P107
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 09/16/2010
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
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
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. %
Incomplete		None		70%	85%	100%
						38,473
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
One Story Frame	1900	56	C 100	2,649	Avq+	70%
One Story Frame	2012	135	C 100	6,386	Avq.	94%
Wood Deck	2011	248	C 100	1,917	Avq.	93%
Frame Garage	2012	576	C 100	11,036	Avq.	94%
Frame Shed	2012	200	C 100	2,800	Avq.	94%
1,661 SFLA						Outbuilding Total
						19,386

Acpt Land

17,100

Accepted Bldg

57,900

Total

75,000

Easton

Valuation Report

08/06/2018

Name: LAMOREAU, DAVID M

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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	Value
							Func Econ	Rcnld
Frame Shed	0	192	C 100	2.688	Avg.	60%	100% 100%	1.613
Outbuilding Total								1,613

Acpt Land

12,000

Accepted Bldg

1,600

Total

13,600

Easton

Valuation Report

08/06/2018

Name: LAMOREAU, MERLE F JR

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LAMOREAU, JEAN A. (LIFE ESTATE)

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 Y Coordinate 0
 Exemption(s) 22 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
1.75	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

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

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					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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								
1,375 SFLA					---- S O U N D V A L U E ----				350
					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

08/06/2018

Page 617

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
Total Acres 0.50					Land Total	6,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	0	504	D 100	8.076	Avg-	50%	100%	100%		4,038
							Outbuilding Total			4,038

Acpt Land

6,700

Accepted Bldg

4,000

Total

10,700

Easton
Name: LAMOUREUX, LEO J

Valuation Report

08/06/2018

Page 618

Map/Lot:

009-007-C

Account: 219 Card: 1 of 1

Location:

419 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 05/01/1996
Sale Price 67,000
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
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		None		Phys. % 81%	Func. % 100%	25,692

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
Name: LANDEEN, KEITH & RUTH JT

Valuation Report

08/06/2018

Page 619

Map/Lot:

008-043

Account: 535 Card: 1 of 1

Location:

23 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 02/01/2006
Sale Price 64,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

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. %
None		None		87%	100%	100%
						Value(Rcnld) 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								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
Name: LANGLEY, JOSEPH

Valuation Report

08/06/2018

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Map/Lot:

007-009

Account: 317 Card: 1 of 1

Location:

504 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/27/2017
Sale Price	51,000
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 Agricultural
Reference 1 B4829P066 B5685P23
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	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

08/06/2018

Name: LANTER, DAVID B

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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

08/06/2018

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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

08/06/2018

Name: LARSEN, JAN

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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
1.00	Acres-Baselot	9,500.00
1.00	Acres-Rear Land (All)	500.00
Total Acres 2.00		
Accepted Bldg		
Total		

Easton
Name: LARSEN, JEFFREY J

Valuation Report

08/06/2018

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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. %	Value(Rcnld)
Incomplete		None		76%	50%	100%	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

08/06/2018

Name: LATOUR, DENNIS

Page 625

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) 1 0 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%	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				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	91%	100%	19,346				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
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						Outbuilding Total			55,527
Acpt Land		12,800	Accepted Bldg		74,900	Total			87,700

Easton

Valuation Report

08/06/2018

Name: LAWRENCE, BRYAN R

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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**

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		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		81%	100%	100%			
						Value(Rcnld)			
						53,769			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy	2014	400	C 110	4,189	Avq.	95%	100%	100%	3,980
Wood Deck	1965	60	C 110	604	Good	81%	100%	100%	489
1,386 SFLA									Outbuilding Total 4,469

Acpt Land

17,000

Accepted Bldg

58,200

Total

75,200

Easton

Valuation Report

08/06/2018

Name: LAWRENCE, HEIRS OF GLENWOOD

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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

08/06/2018

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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

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%			
Value(Rcnld)						21,371			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1955	12	D 100	447	Avq.	65%	95%	100%	276
Frame Shed	1955	352	D 100	4,041	Avq.	65%	95%	100%	2,496
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

08/06/2018

Page 629

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) 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	1,008 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. %	Value(Rcnld)
None		None		87%	100% 100%	61,736

Outbuildings/Additions/Improvements

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
----- S O U N D V A L U E -----									
1,008 SFLA									5,007
Outbuilding Total									5,007

Acpt Land

17,500

Accepted Bldg

66,700

Total

84,200

Easton
Name: LEIGHTON, DAVID A.

Valuation Report

08/06/2018

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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

08/06/2018

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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

08/06/2018

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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

08/06/2018

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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
11.00	Acres-Mixed Wood-TG	172.00	1,892	100%		1,892
40.00	Acres-Hardwood-TG	188.00	7,520	100%		7,520
61.00	Acres-Softwood-TG	117.00	7,137	100%		7,137
8.00	Acres-Rear Land (All)	500.00	4,000	100%		4,000
Total Acres	120.00				Land Total	20,549

Accpt Land	20,500	Accepted Bldg	0	Total	20,500
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Easton
Name: LESUISSE, CHRISTIAN

Valuation Report

08/06/2018

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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 2025 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	172.00	6,192	100%		6,192
9.00	Acres-Hardwood-TG	188.00	1,692	100%		1,692
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 85.00 Land Total						31,624

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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		90%	95%	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%	100%	100%	38,112
1,680 SFLA									
Outbuilding Total									60,364

Acpt Land

31,600

Accepted Bldg

116,900

Total

148,500

Easton
Name: LEVESQUE, MICHAEL J & PENELOPE D

Valuation Report

08/06/2018

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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) 1 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
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	Value
							Func Econ	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

08/06/2018

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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

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

Sale Data
Sale Date 03/01/2003
Sale Price 34,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	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
					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

08/06/2018

Name: LLOYD, THERESA M - LIFE ESTATE

Page 638

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
1.00	Acres-Homesite (Fract)	9,500.00	9,500	100%		9,500
1.50	# -Lot Improvement	7,500.00	11,250	100%		11,250
1.47	Acres-Rear Land (All)	500.00	735	100%		735
Total Acres 2.47					Land Total	21,485

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
					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						
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	70%	95%	100%	31,615						
Outbuildings/Additions/Improvements						Value Rcnld					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
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			----- S O U N D V A L U E -----					750		
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		
1,159 SFLA									17,249		
Accpt Land						21,500	Accepted Bldg		48,900	Total	70,400

Easton

Valuation Report

08/06/2018

Name: LOCKHART, PAULETTA L., WALTER R.

Page 639

KIMBERLY D. WOODWORTH

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 B5722P39
 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					Value Rcnld	
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

08/06/2018

Page 640

Map/Lot:

006-001-B

Account: 88 Card: 1 of 1

Location:

260 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 10/01/2002
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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						Land Total 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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
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			---- SOUND VALUE ----					100
Frame Shed	1880			---- SOUND VALUE ----					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

Easton
Name: LODGE, MICHAEL & KAREN

Valuation Report
JT

08/06/2018

Page 641

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
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%	

Outbuildings/Additions/Improvements				Percent Good				Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	
Wood Deck	2008	28	D 110	284	Avq.	92%	100%	261
Frame Shed	1996							700
----- S O U N D V A L U E -----								
Outbuilding Total								961

898 SFLA								
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Accpt Land	22,500	Accepted Bldg	43,300	Total	65,800
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Easton

Valuation Report

08/06/2018

Name: LODGE, MICHAEL W. JT

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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

08/06/2018

Page 643

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 & TAMMY

Valuation Report

08/06/2018

Page 644

Map/Lot:

004-033-A-013

Account: 949 Card: 1 of 1

Location:

311 CENTER ROAD LOT 13

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Septic SystemDrilled Well
Street Paved

CLASS Mobile Home

Reference 1

Reference 2

Tran/Land/Bldg 0 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	2016	16X72	B 100	33,441	Avq.	95%	100%	100%	31,769
Frame Shed	2016	240	B 100	4,099	Avq.	95%	100%	100%	3,894
1,152 SFLA									
						Outbuilding Total			35,663
Acpt Land			0	Accepted Bldg		35,700	Total		35,700

Easton
Name: LOVELY, BARBARA A.

Valuation Report

08/06/2018

Page 645

Map/Lot:

007-067-A

Account: 399 Card: 1 of 2

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/30/2016
Sale Price	17,500
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 Mobile Home
Reference 1 B4219P305 B5580P190
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
0.38	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: LOVELY, BARBARA A.

Valuation Report

08/06/2018

Page 646

Map/Lot:

007-067-A

Location:

FULLER ROAD

Account: 399 Card: 2 of 2

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 08/30/2016
Sale Price 17,500
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

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0			----	SOUND		VALUE----			200
924 SFLA										200
Accpt Land			0							
Accepted Bldg							200		Total	200

Easton
Name: LOVELY, BARBARA A.

Valuation Report

08/06/2018
Page 647
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

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
Exemption(s)	1 0 0

Y Coordinate	0
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Land Schedule 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
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

Dwelling Condition										Total Value(Rcncld)
Built 1976	Renovated 0	Kitchens Typical	Baths Typical	Condition Above Average		Layout Typical				
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %	Econ. %			
None		None		81%		100%	100%		43,793	
Outbuildings/Additions/Improvements					Percent Good				Value Rcncld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
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	
Accpt Land		20,200		Accepted Bldg		62,300		Total	82,500	

Easton
Name: LUCURNE FARMS

Valuation Report

08/06/2018

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Map/Lot:

001-032

Account: 144 Card: 1 of 1

Location:

BANGOR ROAD

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

08/06/2018
Page 650
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-PARADIS, BROOK E.

Valuation Report

08/06/2018

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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. %
None		None		78%	100%	100%
						Value(Rcnld) 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
Name: LYNCH, CLYDE D & NANCY L
C/O KEVIN & MIA BLOOD

Valuation Report

JT

08/06/2018

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Map/Lot:

007-057

Account: 328 Card: 1 of 1

Location:

684 HOULTON ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 05/21/2009
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
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
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%	Econ. % 100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	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

08/06/2018

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Map/Lot:

006-010

Account: 106 Card: 1 of 1

Location:

352 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/10/2011
Sale Price	13,500
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 B4947P298 B5634P282

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
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

08/06/2018

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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

08/06/2018

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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(Rcnld)
None		None		92%	100%	100%	34,395
Accpt Land		0	Accepted Bldg		34,400	Total	34,400

Easton
Name: LYONS, CHERYL L

Valuation Report

08/06/2018

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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

08/06/2018

Name: MACFARLINE, TIMOTHY

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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

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,148 Sqft	Grade C 110	Base	59,022
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	-9,107
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	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
2017	0	Typical	Typical	Average	Typical	52,225
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	49,614	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1.25 S-Gar	2002	936	C 100	18,514	Avq.	16,477
Wood Deck	2017	740	C 100	5,499	Avq.	5,224
1,148 SFLA						21,701

Acpt Land

17,500

Accepted Bldg

71,300

Total

88,800

Easton
Name: MADORE, DANIEL G & NANCY R

Valuation Report

08/06/2018

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Map/Lot:

004-020-H

Account: 100 Card: 1 of 1

Location:

40 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/17/2013

Sale Price 125,000

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 B5170P199

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
0.32	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	1,666 Sqft	Grade B 100	Base	84,146
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	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	86,708
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 92%	Func. % 100%	

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
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
1,666 SFLA									
Outbuilding Total									25,861

Acpt Land

23,000

Accepted Bldg

105,600

Total

128,600

Easton
Name: MAHANY, BARBARA & CAROLYN T

Valuation Report
JT

08/06/2018

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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 B5616P64
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
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

08/06/2018
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003-024
MAHANY ROAD

Account: 479 Card: 2 of 2 Map/Lot:
Location:

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%	50%	100%	9,512
Frame Shed	1946	1800	C 100	25,200	Avq-	50%	50%	100%	6,300
Frame Shed	1920	360	D 100	4,133	Avq-	50%	50%	100%	1,033
1,996 SFLA									
						Outbuilding Total			16,845
Accpt Land			0	Accepted Bldg		16,800	Total		16,800

Easton
Name: MAHANY, BARBARA & CAROLYN T

Valuation Report
JT

08/06/2018
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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	16,800	16,800	0	16,800	16,800
TOTAL	69,000	87,800	156,800	69,000	87,800	156,800

Easton
Name: MAHANY, BARBARA & CAROLYN T

Valuation Report
JT

08/06/2018
Page 662
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

08/06/2018

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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

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B1276P257 B5491P110
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. %
None		None		70%	100%	100%
						21,248
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
One Story Frame	1930	96	D 100	3,724	Avq+	70%
Frame Shed	1984					
672 SFLA						
----- S O U N D V A L U E -----						600
Outbuilding Total						3,207

Acpt Land

17,000

Accepted Bldg

24,500

Total

41,500

Easton

Valuation Report

08/06/2018

Name: MANNING, KATHLEEN J

Page 665

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
84.00	Acres-Rear Land (All)	500.00	42,000	100%		42,000
8.00	Acres-Tillable	1,000.00	8,000	100%		8,000
Total Acres 93.00						Land Total 59,500

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

Accpt Land

59,500

Accepted Bldg

900

Total

60,400

Easton

Valuation Report

08/06/2018

Name: MANNING, KATHLEEN J

Page 666

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

08/06/2018

Page 667

Map/Lot:

008-031

Account: 121 Card: 1 of 1

Location:

BOWERS ROAD

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

08/06/2018

Name: MARQUIS, BEULAH S (LIFE TENANT)

Page 668

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) 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	Phy	Func	Econ	
One Story Frame	1930	156	C 100	7,380	Good	75%	95%	100%	5,258
Wood Deck	2000	56	C 100	520	Avq.	88%	100%	100%	458
Open Frame Porch	1989	98	C 100	2,033	Avq.	82%	100%	100%	1,667
Encl Frame Porch	1995	120	C 100	3,593	Avq.	85%	100%	100%	3,054
1.75 S-Gar	1994	572	D 100	12,372	Avq-	75%	100%	100%	9,279
Wood Deck	1994	80	D 100	569	Fair	58%	50%	100%	165
1,472 SFLA						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

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
0.43	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

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

08/06/2018

Name: MARQUIS, KEVIN D

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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

08/06/2018

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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						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
One Story Frame	1920	192	D 110	8,193	Fair	40%
Frame Shed	1920	323	D 110	4,079	Fair	40%
Frame Garage	2016	576	C 100	11,036	Avq.	95%
Encl Frame Porch	1920	176	D 110	4,397	Fair	40%
Open Frame Porch	1920	336	D 110	5,552	Fair	40%
1,292 SFLA						
Outbuilding Total						19,047
Acpt Land		12,300	Accepted Bldg		32,400	Total
						44,700

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	01/20/2016
Sale Price	10,000

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

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

CLASS	Residential
Reference 1	B4344P089 B5509P2

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
0.50	Acres-Homesite (Fract)	9,500.00	6,718	75%	Topoqraphv	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

Dwelling Description**Replacement Cost New**

Conventional	One Story	792 Sqft	Grade C 110	Base	47,443
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	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,282
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,540
Attic	1/4 Finished			Attic	3,581
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Typical	Typical	Average	Typical	57,846
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	95%	90%	100%	49,458	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Wood Deck	2017	144	C 110	1,277 Avq.	95% 100% 100%	1,213
Encl Frame Porch	2016	96	C 110	3,348 Avq.	95% 100% 100%	3,181
888 SFLA					Outbuilding Total	4,394

Acpt Land

13,000

Accepted Bldg

53,900

Total

66,900

Easton

Valuation Report

08/06/2018

Name: MARQUIS, KEVIN D & SARAH BELL

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MARQUIS, CYNTHIA B JT

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 B5719P106
 Reference 2 B5722P57
 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**

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%
						Value(Rcnld)
						60,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2014	382	C 105	3,037	Avq.	95%	100%	100%	2,885
Frame Shed	2014								800
1,296 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									3,685

Acpt Land

17,300

Accepted Bldg

64,400

Total

81,700

Easton
Name: MARQUIS, PATRICIA

Valuation Report

08/06/2018

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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

08/06/2018

Name: MARTIN, ANDREA R.

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RHOADES, KAY A. - LIFE ESTATE

Map/Lot:

023-012

Account: 644 Card: 1 of 1

Location:

129 PERRY DRIVE

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/29/2016

Sale Price 71,800

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Related Parties

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
					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						Value(Rcnld)
None		None		Phys. % 83%	Func. % 100%	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
1,092 SFLA							Outbuilding Total			1,559

Acpt Land

21,500

Accepted Bldg

50,300

Total

71,800

Easton

Valuation Report

08/06/2018

Name: MARTIN, VAUGHN A

Page 676

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
0.54	Acres-Rear Land (All)	500.00	270	100%		270
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 1.54						Land Total 17,270

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. %	Value(Rcnld)	
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%	5,221
Frame BSMT Entry	1930	30	D 115	995 Avq+	70% 95% 100%	661
Encl Frame Porch	1930	60	D 115	2,092 Avq+	70% 95% 100%	1,391
Wood Deck	2002	185	C 100	1,458 Avq.	89% 100% 100%	1,298
1.5 S-Gar	1930	572	D 100	11,210 Avq.	60% 100% 100%	6,726
1,532 SFLA					Outbuilding Total	15,297
Acpt Land		17,300	Accepted Bldg		53,900 Total	71,200

Easton
Name: MASON, BRUCE A & DORIS J

Valuation Report
JT

08/06/2018

Page 677

Map/Lot:

003-025

Account: 671 Card: 1 of 2

Location:

HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Gravel

Sale Data
Sale Date 07/06/2009
Sale Price 49,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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									Outbuilding Total 37,493
Acpt Land		27,500	Accepted Bldg		55,900	Total			83,400

Easton
Name: MASON, BRUCE A & DORIS J

Valuation Report
JT

08/06/2018

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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

Dwelling Condition				Uniminished				0	
Built	Renovated	Kitchens	Baths	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	Value Rcnld
Encl Frame Porch	2013	42	D 105	1,556	Avg.	91%	100%	100%	1,416
One Story Frame	2013	544	D 105	22,159	Avg.	91%	100%	100%	20,165
Frame Garage	2013	80	E 100	1,429	Avg.	94%	80%	100%	1,074
Frame Shed	2007			---- S O U N D V A L U E ----					450
Encl Frame Porch	2014	448	C 100	11,101	Avg.	95%	100%	100%	10,546
Frame Shed	2013			---- S O U N D V A L U E ----					5,000
1,376 SFLA				Outbuilding Total				38,651	
Acpt Land		0		Accepted Bldg		58,500	Total		58,500

Easton
Name: MASON, BRUCE A & DORIS J

Valuation Report
JT

08/06/2018
Page 679
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	58,500	58,500	0	58,500	58,500
TOTAL	27,500	114,400	141,900	27,500	114,400	141,900

Easton

Valuation Report

08/06/2018

Name: MATRULLO, THOMAS J (TRUSTEE)

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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

08/06/2018

Name: MATRULLO, THOMAS J (TRUSTEE)

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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

08/06/2018

Name: MAUST, ROBYN M

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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 Bldg

0

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
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Easton
Name: MCADAM, PAUL B & JOAN L JT

Valuation Report

08/06/2018

Page 684

Map/Lot:

001-009-B

Account: 157 Card: 1 of 2

Location:

323 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 04/20/2016
Sale Price 135,000
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 B5533P230

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
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
1,600	\$/SF -Pavement	2.50	4,000	100%		4,000
Total Acres 8.72						Land Total 24,860

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						Value(Rcnld)
None		None		Phys. % 82%	Func. % 100%	48,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
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
Frame Shed	2016	336	D 100	3,857	Avq.	95%	100%	100%	3,664
1,040 SFLA							Outbuilding Total		28,095

Acpt Land

24,900

Accepted Bldg

76,300

Total

101,200

Easton
Name: MCADAM, PAUL B & JOAN L JT

Valuation Report

08/06/2018

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Map/Lot:

001-009-B

Account: 157 Card: 2 of 2

Location:

323 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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) 1 12 0 Land Schedule 1

Sale Data
Sale Date 04/20/2016
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Unimpr. Living Area		NONE		Dwelling Condition		Unimpr.		0	
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
2002	0	Typical	None	Average	Typical		11,249		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		89%	85%	100%	8,510		
Accpt Land			0	Accepted Bldg		8,500	Total	8,500	

Easton

Valuation Report

08/06/2018

Name: MCADAM, PAUL B & JOAN L

JT

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Map/Lot:

001-009-B

Account: 157

Location:

323 BANGOR ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,900	76,300	101,200	24,900	76,300	101,200
2	0	8,500	8,500	0	8,500	8,500
TOTAL	24,900	84,800	109,700	24,900	84,800	109,700

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/06/2018
Page 687
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

08/06/2018

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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

08/06/2018

Page 689

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

08/06/2018

Page 690

Map/Lot:

010-008

Account: 505 Card: 1 of 1

Location:

CONANT ROAD

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

08/06/2018

Page 691

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

08/06/2018

Page 692

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

Accpt Land	15,600	Accepted Bldg	0	Total	15,600
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Easton
Name: MCCAIN FOODS INC

Valuation Report

08/06/2018

Page 693

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	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
11.00	Acres-Tillable	1,000.00	11,000	100%		11,000
Total Acres 13.00				Land Total		21,000
Accpt Land		21,000	Accepted Bldg		0	Total
						21,000

Easton
Name: MCCAIN FOODS INC

Valuation Report

08/06/2018

Page 694

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

08/06/2018
Page 695
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

08/06/2018

Page 696

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

08/06/2018

Page 697

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

08/06/2018

Page 698

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

08/06/2018

Page 699

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

08/06/2018

Page 700

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 USA, INC

Valuation Report

08/06/2018

Page 701

Map/Lot:

007-022&023&24

Account: 965 Card: 1 of 20

Location:

319 RICHARDSON ROAD

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4150.55	\$/100-Sound Value	1,000.00	4,150,550	0%		0
26.36	Acres-Baselot (Fract)	10,000.00	51,342	0%		0
Total Acres 26.36						0
Land Total						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Commercials	0									
----- S O U N D V A L U E -----										37,447,100
Outbuilding Total										37,447,100

Accpt Land

0

Accepted Bldg

37,447,100

Total

37,447,100

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 702

Account: 965 Card: 2 of 20

Map/Lot:
Location:

007-022&023&24
PROCESSING BLDG

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 703

Account: 965 Card: 3 of 20

Map/Lot:

007-022&023&24

Location:

POTATO STORAGE 1-6

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 704

Account: 965 Card: 4 of 20

Map/Lot:
Location:

007-022&023&24
RAW RECEIVING

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 705

Map/Lot: 007-022&023&24

Account: 965 Card: 5 of 20

Location: POTATO HANDING-FIELD DEPT

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018
Page 706
007-022&023&24
MUD HUT

Account: 965 Card: 6 of 20

Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 0

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018
Page 707
007-022&023&24
RAIL BLDG

Account: 965 Card: 7 of 20

Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Accpt Land	0	Accepted Bldg	0	Total	0
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Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018
Page 708
007-022&023&24
DRY STORAGE

Account: 965 Card: 8 of 20

Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Accpt Land	0	Accepted Bldg	0	Total	0
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Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 709

Account: 965 Card: 9 of 20

Map/Lot:

007-022&023&24

Location:

COLD STORAGE 1

Neighborhood 11 Comm./Ind.

Zoning/Use	Industrial
Topography	Rolling
Utilities	Drilled WellDug Well
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 710

Map/Lot:

007-022&023&24

Location:

COLD STORAGE 2

Account: 965 Card: 10 of 20

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 711

Account: 965 Card: 11 of 20

Map/Lot: 007-022&023&24
Location: MAINTENANCE&PALLETIZING

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 712

Account: 965 Card: 12 of 20

Map/Lot:

007-022&023&24

Location:

SCREENING BLDG

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018
Page 713
007-022&023&24
PUMP HOUSE

Account: 965 Card: 13 of 20

Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Acpt Land	0	Accepted Bldg	0	Total	0
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Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 714

Map/Lot:

007-022&023&24

Account: 965 Card: 14 of 20

Location:

COVERED ANAEROBIC LAGOON

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0

Accepted Bldg

0

Total

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

Page 715

Account: 965 Card: 15 of 20

Map/Lot: 007-022&023&24
Location: AERATION BASIN&2NDaryCLARI

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

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Account: 965 Card: 16 of 20

Map/Lot:

007-022&023&24

Location:

WASTE DIGESTION

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

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Account: 965 Card: 17 of 20

Map/Lot: 007-022&023&24
Location: WASTE TREATMENT - SHED

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

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Account: 965 Card: 18 of 20

Map/Lot: 007-022&023&24
Location: WASTE TREATMENT-FRONTBLDGS

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018

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Account: 965 Card: 19 of 20

Map/Lot:

007-022&023&24

Location:

WASTE TREATMENT BLDG

Neighborhood 11 Comm./Ind.

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Acpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018
Page 720
007-022&023&24
FREEZER

Account: 965 Card: 20 of 20

Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Acpt Land	0	Accepted Bldg	0	Total	0
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Easton
Name: MCCAIN FOODS USA, INC

Valuation Report

08/06/2018
Page 721
007-022&023&24
FREEZER

Account: 965

Map/Lot:
Location:

Card	Calculated		Calc. Total	Correlated		Total
	Land	Building		Land	Building	
1	0	37,447,100	37,447,100	0	37,447,100	37,447,100
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0
11	0	0	0	0	0	0
12	0	0	0	0	0	0
13	0	0	0	0	0	0
14	0	0	0	0	0	0
15	0	0	0	0	0	0
16	0	0	0	0	0	0
17	0	0	0	0	0	0
18	0	0	0	0	0	0
19	0	0	0	0	0	0
20	0	0	0	0	0	0
TOTAL	0	37,447,100	37,447,100	0	37,447,100	37,447,100

Easton
Name: MCCRUM LAND INC

Valuation Report

08/06/2018

Page 722

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

08/06/2018

Page 723

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

08/06/2018
Page 724
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

08/06/2018

Page 725

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

08/06/2018

Page 726

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
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Easton
Name: MCCRUM LAND LLC

Valuation Report

08/06/2018

Page 727

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

08/06/2018

Page 728

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

08/06/2018

Page 729

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

08/06/2018

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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

Valuation Report

08/06/2018

Name: MCENTEE, SCOTT ROBIN - DEVISEES

Page 731

MELISSA BRANQUINHO - PERSONAL

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 b5762P89

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
0.69	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

08/06/2018

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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

08/06/2018

Page 733

Map/Lot:

009-006-A

Location:

FULLER ROAD

Account: 919 Card: 1 of 1

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

08/06/2018

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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

08/06/2018

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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

Valuation Report

08/06/2018

Page 736

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 B5689P335
Reference 2
Tran/Land/Bldg 1 1 1
Recertified Date 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Sale Data
Sale Date 08/11/2017
Sale Price 154,000
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
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 1.00 Land Total						20,013

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				Layout				Total	
Built	Renovated	Kitchens	Baths	Condition					
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				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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	
Accpt Land		20,000		Accepted Bldg		95,000	Total		115,000

Easton

Valuation Report

08/06/2018

Name: MCGOWAN, JEANIE L. - DEVISEES

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C/O JESSE MCCABE

Map/Lot:

009-003

Account: 467 Card: 1 of 1

Location:

382 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Date 11/08/2016

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

Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

CLASS Residential
 Reference 1 B2793P303 B5608P271

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
2.61	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	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	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

08/06/2018

Name: MCHUGH, PETER J, HEIRS OF
BENOIT, DAVID

Page 738

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

08/06/2018

Name: MCINTYRE, JOHN D

Page 739

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

08/06/2018

Name: MCINTYRE, JOHN D

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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

08/06/2018
Page 741
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

08/06/2018

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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

08/06/2018

Page 743

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

08/06/2018

Name: MCLAUGHLIN, WARD

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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	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
6.00	Acres-Tillable	1,000.00	6,000	100%		6,000
Total Acres 12.00			Land Total			18,000
Accpt Land		18,000	Accepted Bldg		0	Total
						18,000

Valuation Report

08/06/2018

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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
Name: MCZORN, COLLEEN A

Valuation Report

08/06/2018

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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	D 100	15,416	Fair	15%	85%	100%	1,966
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									20,554

Acpt Land

14,700

Accepted Bldg

20,600

Total

35,300

Easton

Valuation Report

08/06/2018

Name: MERLON CRONKITE FAMILY TRUST

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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
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						Outbuilding Total			9,765

Acpt Land

17,000

Accepted Bldg

53,800

Total

70,800

Easton
Name: MERRILL, LORI E

Valuation Report

08/06/2018

Page 748

Map/Lot:

022-008

Account: 540 Card: 1 of 1

Location:

GRAHAM ROAD

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%	Topoqraphy	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

08/06/2018

Name: MICHAUD, SHAWN M.

Page 749

PERKINS, JENNIFER L.

Map/Lot:

007-068-B

Account: 228

Card: 1 of 1

Location:

16 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

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						Value(Rcnld)
None		None		Phys. % 74%	Func. % 100%	38,733
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Encl Frame Porch	1998	144	D 100	3,396	Avq-	2,649
Frame Garage	1977	720	C 100	13,410	Avq.	10,192
1,200 SFLA						12,841
Accpt Land						Accepted Bldg
17,400						51,600
Total						69,000

Easton
Name: MICHAUD, STEVEN M

Valuation Report

08/06/2018

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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

08/06/2018

Page 751

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

08/06/2018

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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

08/06/2018

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Map/Lot:

017-023

Account: 546 Card: 1 of 1

Location:

53 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/01/1988
Sale Price 17,500
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 B2118P246

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
0.12	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

Valuation Report

08/06/2018

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Map/Lot:

001-012-A

Account: 548 Card: 1 of 1

Location:

281 WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellCesspool
Street Paved

CLASS Residential
Reference 1 B4575P012 B5648P277 B5647P46 B5734P292
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
0.00	Acres-Tillable	2.50	8,800	100%		0
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
Total Acres 2.00						Land Total 13,750

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
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						Value(Rcnld)
None		None		Phys. % 50%	Func. % 100%	27,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
						Func	Econ	
1 Story Basement	1925	493	D 110	26,298	Avq-	50%	100%	13,149
Frame Bay Window	1925	8	D 110	525	Avq-	50%	100%	262
Frame Shed	1925	288	D 110	3,637	Avq-	50%	80%	1,454
Open Frame Porch	1988	144	D 110	2,551	Avq-	70%	100%	1,786
Frame Garage	1976	644	D 110	10,966	Avq-	62%	90%	6,119
Unfinished Attic	1925	288	D 110	2,893	Avq-	50%	80%	1,157
1,226 SFLA								
Outbuilding Total								23,927

Acpt Land

13,800

Accepted Bldg

51,900

Total

65,700

Easton
Name: MILBURY, GARY

Valuation Report

08/06/2018

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Map/Lot:

001-012-B

Account: 954 Card: 1 of 1

Location:

281B WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellCesspool
Street Street Surface

CLASS Residential
Reference 1 B5647P53 B5734P293

Reference 2
Tran/Land/Bldg 0 1 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-Baselot (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	50%	Fract. Sha	3,750
Total Acres 2.00						Land Total 13,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Pot.Hse (Ons) /0	1974	3200	D 100	47.232	Avq-	50%	75% 100%	17,712
Outbuilding Total								17,712

Accpt Land

13,800

Accepted Bldg

17,700

Total

31,500

Valuation Report

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
					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. %
Incomplete	None			94%	86%	100%
						Value(Rcnld)
						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

08/06/2018

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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	117.00	1,755	100%		1,755
30.00	Acres-Mixed Wood-TG	172.00	5,160	100%		5,160
Total Acres 45.00					Land Total	6,915

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

6,900

Accepted Bldg

65,000

Total

71,900

Easton
Name: MILLER, HARVEY J & MARY H

Valuation Report

08/06/2018

Page 758

Map/Lot:

011-002

Account: 781 Card: 3 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 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

08/06/2018

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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	6,900	65,000	71,900	6,900	65,000	71,900
3	0	95,600	95,600	0	95,600	95,600
TOTAL	62,000	255,300	317,300	62,000	255,300	317,300

Easton
Name: MILLER, JACOB E & LYDIANN J

Valuation Report

JT

08/06/2018

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Map/Lot:

008-023-B

Account: 908 Card: 1 of 1

Location:

FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Sale Data	
Sale Date	01/20/2012
Sale Price	168,250
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

08/06/2018

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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. %	Value(Rcnld)
None		None		94%	80%	100%	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			----	S O U N D	V A L U E	----		500
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
Pole Barn	2012	1488	E 100	9,300	Poor	73%	75%	100%	5,092
Frame Shed	2012	252	E 100	1,764	Poor	68%	75%	100%	900
2,294 SFLA									
Outbuilding Total									45,333

Acpt Land

72,300

Accepted Bldg

86,900

Total

159,200

Easton
Name: MILLER, JACOB E & LYDIANN J

Valuation Report
JT

08/06/2018

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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	D 100	18,379	Avq.	94%	100%	100%	17,276
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
Pole Barn	2012			----- S O U N D V A L U E -----					500
2,294 SFLA				Outbuilding Total					126,209
Accpt Land		0	Accepted Bldg		126,200	Total			126,200

Easton
Name: MILLER, JACOB E & LYDIANN J

Valuation Report
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08/06/2018
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187 FOREST AVE

Account: 970

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	72,300	86,900	159,200	72,300	86,900	159,200
2	0	126,200	126,200	0	126,200	126,200
TOTAL	72,300	213,100	285,400	72,300	213,100	285,400

Easton
Name: MILLER, JOHN J & MILLER, LYDIA E JT

Valuation Report

08/06/2018

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Map/Lot:

008-025-1

Account: 934 Card: 1 of 1

Location:

300 FULLER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Rural
Topography Rolling
Utilities
Street Paved

Sale Data
Sale Date 02/20/2018
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B5588P18 B5750P199

Reference 2

Tran/Land/Bldg 0 5 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-Baselot	9,500.00	9,500	100%		9,500
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
Total Acres 5.00					Land Total	11,500

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	576 Sqft	Grade D 100	Base	40,976
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	-4,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-476
Unfin. Living Area	25%			Unfinished	-2,579

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Old Type	None	Fair	Inadeq.	31,511
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	61%	100%
						16,338
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Barn	2015	1944	D 105	31,677	Avq.	95%
648 SFLA						75%
Outbuilding Total						22,570
Acpt Land						Accepted Bldg
11,500						38,900
Total						50,400

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report

JT

08/06/2018

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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						Land Total 78,227

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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	85%	100%	22,296

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

08/06/2018

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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

08/06/2018

Page 767

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

Accpt Land

0 **Accepted Bldg**

0 **Total**

0

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/06/2018

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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

08/06/2018

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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

08/06/2018

Page 770

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

08/06/2018

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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	
Canopy	1973			---- S O U N D		V A L U E ----			2,000
Canopy	1973	273	E 100	1,299	Fair	40%	100%	100%	520
Canopy	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
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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			---- SOUND VALUE ----					250
Frame Garage	1992	240	E 100	2,748	Avg-	73%	100%	100%	2,006
Frame Shed	1900			---- SOUND VALUE ----					300
1,602 SFLA				Outbuilding Total					7,434
Acpt Land			0	Accepted Bldg			7,400	Total	7,400

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/06/2018

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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	Avg.	93%	100%	100%	9,528
Canopy	2010	270	C 100	2,570	Avg.	93%	100%	100%	2,390
Frame Shed	1965	320	D 100	3,674	Avg-	54%	100%	100%	1,984
Canopy	1965	112	D 100	875	Avg-	54%	100%	100%	472
1,602 SFLA								Outbuilding Total	14,374
Acpt Land			0	Accepted Bldg			14,400	Total	14,400

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/06/2018

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Map/Lot:

009-018

Account: 410

Location:

GRAY ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated 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	0	0	0	0	0
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	149,500	227,700	78,200	149,500	227,700

Easton
Name: MILLER, URIA E & MALINDA

Valuation Report
JT

08/06/2018

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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%	Topoqraphy	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
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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
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

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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
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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

08/06/2018
Page 779
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	Avg.	92%	75%	100%	51.493
Unfinished Attic	2009	5206	D 100	16.181	Avg.	92%	80%	100%	11.910
Frame Shed	2009	90	D 100	1.033	Avg.	92%	80%	100%	760
Canopy	2009	328	D 100	2.560	Avg.	92%	100%	100%	2.355
Encl Frame Porch	2009	88	D 100	2.345	Avg.	92%	100%	100%	2.157
Frame Shed	2009	238	D 100	2.733	Avg.	92%	80%	100%	2.011
Frame Shed	2009	132	D 100	1.515	Avg.	92%	80%	100%	1.115
Canopy	2009	380	D 100	2.967	Avg.	92%	100%	100%	2.730
Silo 14 Base/Hi	2010	40	C 100	10.250	Avg.	92%	100%	100%	9.430
Silo 14 Base/Hi	2010	40	C 100	10.250	Avg.	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

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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

08/06/2018

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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

08/06/2018
Page 782
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

08/06/2018

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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									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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			----- S O U N D V A L U E -----					800
Frame Shed	2016	240	D 100	2,755	Avq.	95%	100%	100%	2,617
1,098 SFLA	Outbuilding Total								6,607
Acpt Land		17,100	Accepted Bldg		26,700	Total		43,800	

Easton
Name: MILLS, TYLER

Valuation Report

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Map/Lot:

004-033-A-001

Location:

311 CENTER ROAD

Account: 141 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	11/19/2016
Sale Price	15,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled WellSeptic 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

Exemption(s) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Caravelle M/H	1984	14X66	B 100	27,281	Avq.	25%	100%	100%	6,820		
Wood Deck	1990	60	C 100	549	Avq.	83%	100%	100%	456		
Frame Shed	1990								400		
924 SFLA											
----- S O U N D V A L U E -----											
Outbuilding Total									7,676		
Accpt Land				0	Accepted Bldg				7,700	Total	7,700

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 02/05/2015
Sale Price 52,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	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
One Story Frame	2018	320	C 100	15,139	Avq-	90%	100%	100%	13,625
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
1,628 SFLA									Outbuilding Total 23,317

Accpt Land

13,600

Accepted Bldg

62,200

Total

75,800

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4337P069 B5657P4
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. %	Value(Rcnld)	
Incomplete	None	50%	70%	100%	25,000	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
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

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

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

Unimpr. Living Area				NONE		Dwelling Condition				Unimprised			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															
Description	Year	Units	Grade		RCN	Cond	Phy	Func	Econ			Value 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 & ALEXANDRA J. DUSZA

Valuation Report

08/06/2018

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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

08/06/2018

Name: MOODY VIEWS IRREVOCABLE TRUST

Page 789

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 B3797P086

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

Easton

Valuation Report

08/06/2018

Name: MOODY VIEWS IRREVOCABLE TRUST

Page 790

C/O KIM O'CONNELL

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

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
19.40	Acres-Rear Land (All)	500.00	9,700	100%		9,700
6.20	Acres-Softwood-TG	117.00	725	100%		725
16.70	Acres-Mixed Wood-TG	172.00	2,872	100%		2,872
4.80	Acres-Hardwood-TG	188.00	902	100%		902
720	\$/SF -Pavement	2.50	1,800	100%		1,800
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 48.10						32,999

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,254 Sqft	Grade C 110	Base	84,958
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	Dry 1/2 Bmt	Basement	-2,840
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	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						Value(Rcnld)
None		None		Phys. % 70%	Func. % 100%	56,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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									23,471
Outbuilding Total									23,471

Acpt Land

33,000

Accepted Bldg

80,500 Total

113,500

Easton
Name: MORIN, JENNIFER J.

Valuation Report

08/06/2018

Page 791

Map/Lot:

005-017-A

Account: 626 Card: 1 of 1

Location:

158 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B3503P038 B5563P1
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 07/11/2016
Sale Price 165,000
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%	Topography	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
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. %	Value(Rcnld)
None		None		69%	95%	100%	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: MORIN, LUC JEAN

Valuation Report

08/06/2018

Page 792

Map/Lot:

002-013

Account: 89 Card: 1 of 1

Location:

62 HERSOM ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level
Utilities None
Street Paved

Sale Data
Sale Date 08/30/2013
Sale Price 8,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

CLASS Residential
Reference 1 B2218P281 B5226P140 B5515P3 B5758P132
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
28.00	Acres-Rear Land (All)	500.00	14,000	50%	Topography	7,000
Total Acres 30.00						17,000

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
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	0				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	392	Insulation	-360
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	None	None	Fair	Typical	17,396	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None			None	85%	72%	100%	10,646

Acpt Land

17,000

Accepted Bldg

10,600

Total

27,600

Easton
Name: MOUNTAIN, JOAN M

Valuation Report

08/06/2018

Page 793

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

08/06/2018

Page 794

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: MUELLER, DENNIS R & LINDA B

Valuation Report

08/06/2018

Page 795

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		None		80%	100%	42,734

Outbuildings/Additions/Improvements

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

08/06/2018

Page 796

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, ARLENE U.

Valuation Report

08/06/2018

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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 B5578P180

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
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	Percent Good	Value Rcnld
						Func	Econ	
Frame Bay Window	1886	24	C 100	1,747	Avq+	70%	100%	1,223
Open Frame Porch	1886	135	C 100	2,673	Avq+	70%	100%	1,871
Canopy	1886	75	C 100	715	Avq+	70%	100%	500
Open Frame Porch	1886	132	C 100	2,622	Avq+	70%	100%	1,835
1 & 3/4 Story Fr	1886	352	C 100	27,451	Avq+	70%	100%	19,216
Unfin Basement	1886	352	C 100	4,163	Avq+	70%	100%	2,914
1.25 S-Gar	1886	396	C 100	7,832	Avq+	70%	80%	4,386
Frame Shed	1958	1650	D 100	18,941	Avq-	50%	75%	7,102
Barn	1982	1500	D 100	24,117	Avq-	66%	75%	11,938
2,050 SFLA								
Outbuilding Total								50,985

Acpt Land

22,100

Accepted Bldg

96,000 **Total**

118,100

Easton

Valuation Report

08/06/2018

Name: MULLEN, CARL S JR

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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. %	Value(Rcnld)		
None		None		70%	100%	100%	35,337		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
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 Garage	2016	900	C 110	18,015	Avq.	95%	100%	100%	17,114
One Story Frame	2016	360	C 100	17,031	Avq.	95%	100%	100%	16,179
Frame Shed	2016	288	C 100	4,032	Avq.	95%	100%	100%	3,830
1,645 SFLA									
						Outbuilding Total			44,750

Acpt Land

17,100

Accepted Bldg

80,100 Total

97,200

Easton
Name: NADEAU, HOLLY R

Valuation Report

08/06/2018

Page 799

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
------------	--------	---------------	---	-------	--------

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4292P073 B5545P112

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. %	Value(Rcnld)	
None	None	91%	100%	100%	75,707	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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
1,620 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									10,551

Acpt Land

17,400

Accepted Bldg

86,300

Total

103,700

Easton

Valuation Report

08/06/2018

Name: NADEAU, JOANNE & JONATHAN NADEAU JT

Page 801

Map/Lot:

023-013

Account: 761 Card: 1 of 1

Location:

PERRY ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
 Topography LevelRolling
 Utilities None
 Street Gravel

CLASS Residential
 Reference 1 B4400P201 B5545P116
 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

08/06/2018

Page 802

Map/Lot:

023-014

Account: 762 Card: 1 of 1

Location:

120 PERRY ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 06/05/2006
Sale Price 5,348
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

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

08/06/2018

Page 803

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%	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	---	---	---	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
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Valuation Report

08/06/2018

Page 804

Map/Lot:

023-015

Location:

PERRY ROAD

Account: 763 Card: 1 of 1

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: NADEAU, STEVE & LEANE SAUCIER JT

Valuation Report

08/06/2018

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Map/Lot:

002-019-A

Location:

MAHANY ROAD

Account: 91 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	02/10/2017
Sale Price	27,500
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 B1776P106 B5633P299

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
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Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5079P040 B5732P278
Reference 2

Tran/Land/Bldg 1 1 1

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 12/12/2017
Sale Price 275,000
Sale Type Land & Buildings
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
51.00	Acres-Rear Land (All)	500.00	25,500	100%		25,500
800	\$/SF -Pavement	2.50	2,000	100%		2,000
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 52.00						Land Total 44,500

Dwelling Description

Replacement Cost New

Split Level	One Story	1,488 Sqft	Grade C 115	Base	73,266
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	4,302
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
1970	0	Typical	Typical	Good	Typical	84,813
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
		Economic Obsolescence				Value(Rcnld)
		None				69,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1SFr Overhang	1970	56	C 115	3,046	Good	82%	100%	100%		2,498
Wood Deck	1985	240	C 100	1,859	Avq.	80%	100%	100%		1,487
1 Story Basement	1976	576	C 115	39,172	Good	82%	100%	100%		32,121
Patio	1970	270	C 115	1,822	Good	82%	100%	100%		1,494
Frame Garage	1976	384	C 115	9,051	Good	82%	80%	100%		5,938
Wood Deck	1985	100	C 100	840	Avq.	80%	100%	100%		672
1,544 SFLA										
Outbuilding Total										44,210

Acpt Land

44,500

Accepted Bldg

113,800

Total

158,300

Easton
Name: NASERI, HUSSAIN & BINEIDAN, OHOUD JT

Valuation Report

08/06/2018

Page 807

Map/Lot:

007-055

Account: 225 Card: 2 of 2

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 12/12/2017
Sale Price 275,000

Zoning/Use Residential
Topography RollingAbove Street

Sale Type Land & Buildings

Utilities

Financing Unknown

Street Paved

Verified Public Record

CLASS Agricultural

Validity Split/Assemblage

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

Valuation Report

08/06/2018

Name: NASERI, HUSSAIN & BINEIDAN, OHOUD JT

Page 808

Map/Lot:

007-055

Account: 225

Location:

HOULTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,500	113,800	158,300	44,500	113,800	158,300
2	0	31,600	31,600	0	31,600	31,600
TOTAL	44,500	145,400	189,900	44,500	145,400	189,900

Easton
Name: NELSON, SUSAN

Valuation Report

08/06/2018

Page 809

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									

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

08/06/2018

Page 810

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

Easton
Name: NETWEALTH LLC

Valuation Report

08/06/2018

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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

08/06/2018

Name: NEW ENGLAND TEL & TEL CO

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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

08/06/2018

Page 813

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

08/06/2018

Name: NEWELL, DALE L & NEWELL, KIMBERLY J JT

Page 814

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

08/06/2018

Page 815

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
Accpt Land		19,600	Accepted Bldg		42,100	Total			61,700

Easton
Name: NEWMAN, MICHAEL

Valuation Report

08/06/2018

Page 816

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

08/06/2018

Page 817

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: NICHOLS, CLAYTON (HEIRS)

Valuation Report

08/06/2018

Page 818

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

08/06/2018

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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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

08/06/2018

Name: NICHOLSON, BUDD B

Page 820

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

08/06/2018

Name: NICHOLSON, DOROTHY (HEIRS)

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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

Name: ODULO, ANATOLY & DANIEL

Valuation Report

08/06/2018

Page 822

Map/Lot:

005-028

Account: 588 Card: 1 of 1

Location:

0 LADNER ROAD

Neighborhood 1 Resident/Agric.

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

CLASS Mobile Home

Reference 1 B2297P282

Reference 2

Tran/Land/Bldg 1 1 9

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
0.45	Acres-Homesite (Fract)	9,500.00	6,373	50%	Topography	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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Buddy 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
Outbuilding Total									2,383

Accpt Land

6,900

Accepted Bldg

2,400

Total

Total

9,300

Easton
Name: OELSCHLEGEL, AMANDA & CHRISTOPHER

Valuation Report

08/06/2018

Page 823

Map/Lot:

009-013-B

Location:

GRAY ROAD

Account: 964 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	10/26/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Zoning/Use Rural
Topography RollingLevel
Utilities
Street Paved

Reference 1 B5717P158

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
4.00	Acres-Rear Land (All)	500.00	2,000	100%		2,000
Total Acres 5.00					Land Total	11,500

Accpt Land	11,500	Accepted Bldg	0	Total	11,500
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Easton

Valuation Report

08/06/2018

Name: OLANO, FRANCISCO J & LYDIETTE R

Page 824

OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574 Card: 1 of 3

Location:

207 FOREST AVENUE

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 Land Total						37,750

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
				93%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	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

08/06/2018

Name: OLANO, FRANCISCO J & LYDIETTE R

Page 825

OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574 Card: 2 of 3

Location:

207 FOREST AVENUE

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. %
None		None		93%	100%	100%
Acpt Land		0	Accepted Bldg	34,400	Total	34,400

Value(Rcnd)
 34,376

Easton

Valuation Report

08/06/2018

Name: OLANO, FRANCISCO J & LYDIETTE R

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OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574 Card: 3 of 3

Location:

207 FOREST AVENUE

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

08/06/2018

Name: OLANO, FRANCISCO J & LYDIETTE R

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OLANO LIVING TRUST (05/15/2007)

Map/Lot:

011-002-A

Account: 574

Location:

207 FOREST AVENUE

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
Name: OLIVER, TONYA A & KENNETH S III

Valuation Report

08/06/2018

Page 828

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	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

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						26,100

Land Total

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	1120	A 100	30,007	V.G.	93%	55%	100%	15,349
One Story Frame	2006	224	A 100	15,896	V.G.	93%	100%	100%	14,783
Encl Frame Porch	2017	294	A 100	11,364	V.G.	93%	100%	100%	10,569
2,078 SFLA									
Outbuilding Total									56,240

Acpt Land

26,100

Accepted Bldg

166,800

Total

192,900

Easton
Name: OSGOOD, SHERRILL

Valuation Report

08/06/2018

Page 830

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

08/06/2018

Page 831

Map/Lot:

004-055-A

Location:

BANGOR ROAD

Account: 515 Card: 1 of 1

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

08/06/2018

Name: OSGOOD, THOMAS F

Page 832

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

08/06/2018

Name: OSGOOD, WALTER E & CATHY J JT

Page 833

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: PAGE, ADELINE A.

Valuation Report

08/06/2018

Page 834

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

08/06/2018

Page 835

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

08/06/2018

Page 836

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

08/06/2018

Page 837

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

08/06/2018

Page 838

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

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 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
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

08/06/2018

Name: PAGE, WILLIAM W

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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	Rcnld
Frame Garage	1997	676	C 105	13,319 Avq+	89% 85% 100%	10,076
Frame Shed	1992			----	S O U N D V A L U E ----	100
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

08/06/2018

Page 840

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

08/06/2018

Page 841

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

08/06/2018

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Map/Lot:

008-021

Location:

FOREST AVENUE

Account: 340

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

08/06/2018

Page 843

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
					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. %	Value(Rcnld)		
None		None		70%	100%	100%	37,820		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1915	216	C 100	4,076	Avq+	70%	100%	100%	2,853
Encl Frame Porch	1996	150	C 100	4,280	Avq.	86%	100%	100%	3,681
Unfin Basement	1915	54	C 100	638	Avq+	70%	100%	100%	447
Encl Frame Porch	1915	54	C 100	2,082	Avq+	70%	100%	100%	1,457
1,304 SFLA									8,438
Outbuilding Total									

Acpt Land

20,500

Accepted Bldg

46,300 **Total**

66,800

Easton
Name: PALMER, WILLIE H.

Valuation Report

08/06/2018

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Map/Lot:

008-024-1

Location:

FULLER ROAD

Account: 572 Card: 2 of 2

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

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld
Frame Garage	1950	1680	D 100	23,975	Fair	40%	75% 100%	7,192
1,304 SFLA							Outbuilding Total	7,192
Accpt Land			0	Accepted Bldg		7,200	Total	7,200

Easton
Name: PALMER, WILLIE H.

Valuation Report

08/06/2018
Page 845
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	7,200	7,200	0	7,200	7,200
TOTAL	20,500	53,500	74,000	20,500	53,500	74,000

Easton
Name: PANGBURN, CHRISTOPHER A

Valuation Report

08/06/2018

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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
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

08/06/2018

Name: PANGBURN, CHRISTOPHER A

Page 847

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

08/06/2018

Name: PANGBURN, CHRISTOPHER A

Page 848

TOMPKINS, DALE W

JT

Map/Lot:

001-028

Account: 374 Card: 1 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 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				Phys. %	Func. %	Econ. %			
Incomplete		None		40%	48%	100%			
						9,692			
Outbuildings/Additions/Improvements					Percent Good	Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1870	90	D 110	3,842	Fair	40%	48%	100%	738
Frame Shed	1870	168	D 110	2,121	Fair	40%	80%	100%	678
1,425 SFLA									
Outbuilding Total									1,416

Acpt Land

67,300

Accepted Bldg

11,100

Total

78,400

Easton

Valuation Report

08/06/2018

Name: PANGBURN, CHRISTOPHER A

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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

08/06/2018

Name: PANGBURN, CHRISTOPHER A

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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

08/06/2018

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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
8.05	Acres-Rear Land (All)	500.00	4,025	100%		4,025
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 9.05						Land Total 27,275

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. % 87%	Func. % 100%	104,030

Outbuildings/Additions/Improvements

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

27,300

Accepted Bldg

159,000

Total

186,300

Easton
Name: PANGBURN, STEVE

Valuation Report

08/06/2018

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Map/Lot:

007-003-E

Account: 869 Card: 1 of 1

Location:

300 STATION ROAD

Neighborhood 11 Comm./Ind.

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
Name: PARKER, RYAN & EMILY JT

Valuation Report

08/06/2018

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Map/Lot:

004-043-A

Account: 1026 Card: 1 of 1

Location:

45 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 03/26/2018
Sale Price 100,000
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 B3058P273 B4402P324 B5763P245
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
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
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			----	S O U N D	V A L U E	----		500
952 SFLA									Outbuilding Total 15,209

Acpt Land

22,800

Accepted Bldg

57,100

Total

79,900

Easton

Valuation Report

08/06/2018

Name: PARLIN, LEIGHTON J

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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						Outbuilding Total			39,029
Acpt Land		17,800		Accepted Bldg		105,500		Total	123,300

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 L.

Valuation Report

08/06/2018

Page 856

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
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						Value(Rcnld)
None						
Economic Obsolescence						38,421
None						
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Encl Frame Porch	1881	182	D 115	4,726	Avq+	3,308
One Story Frame	1881	162	D 115	7,227	Avq+	5,059
1,565 SFLA						Outbuilding Total 8,367

Acpt Land

36,500

Accepted Bldg

46,800

Total

83,300

Easton
Name: PATTERSON, KORRIN L.

Valuation Report

08/06/2018

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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 L.

Valuation Report

08/06/2018

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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, KORRIN L.

Valuation Report

08/06/2018

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Map/Lot:

001-014

Account: 611 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/21/2017
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 B3857P136 B5645P206 B5670 P228
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

Easton
Name: PATTERSON, PATRICK T

Valuation Report

08/06/2018

Page 860

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
					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
Outbuilding Total									11,380

Acctpt Land

14,700

Accepted Bldg

41,500 **Total**

56,200

Easton
Name: PEERS, DALE W & MARY E

Valuation Report

08/06/2018

Page 861

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
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

08/06/2018

Name: PEERS, EDWARD C

Page 862

THOMAS, SANDRA K

JT

Map/Lot:

001-027

Account: 613 Card: 1 of 3

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	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	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%	90%	100%	13,319	
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% 90% 100%	2,059
Open Frame Porch	1900	28	D 110	740 Fair	40% 90% 100%	266
Unfinished Attic	1900	120	D 110	2,383 Fair	40% 90% 100%	858
One Story Frame	1900	120	D 110	5,122 Fair	40% 90% 100%	1,844
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	15,615

Acpt Land

40,000

Accepted Bldg

28,900

Total

68,900

Easton

Valuation Report

08/06/2018

Name: PEERS, EDWARD C

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THOMAS, SANDRA K

JT

Map/Lot:

001-027

Account: 613

Card: 2 of 3

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

Exemption(s) 12 1 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1940									1,250
1.5S-Pole	1940	1280	D 100	19.680	Fair	40%	100%	100%		7,872
1,380 SFLA										9,122
Accpt Land			0							
Accepted Bldg						9,100	Total			9,100

Easton

Valuation Report

08/06/2018

Name: PEERS, EDWARD C

Page 864

THOMAS, SANDRA K

JT

Map/Lot:

001-027

Account: 613

Card: 3 of 3

Location:

353 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 0 0

Recertified Date 0 Y Coordinate 0

Exemption(s) 12 1 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	896 Sqft	Grade D 100	Base	37,888
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	-7,221
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-494
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area		NONE		Dwelling Condition			Unimpr. Area		0			
Built	Renovated	Kitchens	Baths	Condition	Layout		Total					
2016	0	Typical	Typical	Fair	Typical		30,173					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete		None		85%	90%	100%	23,082					
Outbuildings/Additions/Improvements								Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value			
Frame Shed	2016			----	SOUND	VALUE	----		500			
Frame Shed	2016			----	SOUND	VALUE	----		500			
896 SFLA							Outbuilding Total		1,000			
Acpt Land			0	Accepted Bldg		24,100	Total	24,100				

Easton

Valuation Report

08/06/2018

Name: PEERS, EDWARD C
THOMAS, SANDRA K

JT

Map/Lot:

Page 865

001-027

Account: 613

Location:

353 BANGOR ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,000	28,900	68,900	40,000	28,900	68,900
2	0	9,100	9,100	0	9,100	9,100
3	0	24,100	24,100	0	24,100	24,100
TOTAL	40,000	62,100	102,100	40,000	62,100	102,100

Easton

Valuation Report

08/06/2018

Name: PELFREY, HEIRS OF JESSE R

Page 866

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		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

08/06/2018

Name: PELKEY, LAWRENCE

Page 867

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

08/06/2018

Name: PELLETIER, BEATRICE B HEIRS OF

Page 868

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

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(Rcnd)				
Damage	None	40%	50%	100%	5,475				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
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									Outbuilding Total 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	LevelRolling
Utilities	Drilled WellSeptic System
Street	Paved

CLASS	Mobile Home
Reference 1	B5230P118
Reference 2	M2496P170 M2535P174
Tran/Land/Bldg	1 1 9
Recertified Date	0 Y Coordina
Exemption(s)	Land S

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

Outbuildings/Additions/Improvements					Percent Good					Value
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

08/06/2018

Name: PELLETIER, MATTHEW M

Page 870

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
					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						Outbuilding Total			32,198
Acpt Land		17,500	Accepted Bldg		101,300	Total			118,800

Easton
Name: PENDEXTER, ANDREW W

Valuation Report

08/06/2018

Page 871

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

08/06/2018

Page 872

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

Accpt Land

17,000

Accepted Bldg

3,800

Total

20,800

Easton
Name: PERRO HOLDINGS LLC

Valuation Report

08/06/2018

Page 873

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

08/06/2018

Page 874

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
Name: PERRY, ANDREW C

Valuation Report

08/06/2018

Page 875

Map/Lot:

007-031

Account: 623 Card: 1 of 1

Location: 181 RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	03/23/2018
Sale Price	95,000
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 B1768P274 B4083P292 B5178P159 B5759P28
Reference 2 M2493P312
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
9.00	Acres-Rear Land (All)	500.00	4,500	100%		4,500
38.00	Acres-Rear Land (All)	500.00	19,000	75%		14,250
1.00	Acres-Rear Land (All)	500.00	500	100%		500
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 59.00						Land Total 46,250

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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			----- S O U N D V A L U E -----						300
1,344 SFLA				Outbuilding Total						34,662
Accpt Land		46,300	Accepted Bldg		34,700	Total		81,000		

Easton
Name: PHILBRICK, FREDERICK H

Valuation Report

08/06/2018

Page 876

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
----- S O U N D V A L U E -----									
672 SFLA									Outbuilding Total 2,701

Accpt Land	12,300	Accepted Bldg	2,700	Total	15,000
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Easton
Name: PHILBROOK, MARCUS & VONDA

Valuation Report
JT

08/06/2018

Page 877

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						Land Total 14,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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

Easton
Name: PINE TREE BAPTIST CHURCH

Valuation Report

08/06/2018

Page 878

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

08/06/2018

Page 879

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: PLANETA, CHERYL D.

Valuation Report

08/06/2018

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Map/Lot:

007-036-A

Location:

RICHARDSON ROAD

Account: 846 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/28/2016
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 B3478P205 B5596P257

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
1.33	Acres-Rear Land (All)	500.00	665	100%		665
Total Acres 2.33						Land Total 10,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2017	480	C 100	9.454	Avq.	95%	100%	100%		8,981
Camper Trlr	0									1,500
----- S O U N D V A L U E -----										
Outbuilding Total										10,481

Accpt Land	10,200	Accepted Bldg	10,500	Total	20,700
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Easton
Name: PLOURDE, COLLEEN

Valuation Report

08/06/2018

Page 881

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
Name: PLOURDE, JOYCE E

Valuation Report

08/06/2018

Page 882

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
Accpt Land		16,300	Accepted Bldg		0	Total
						16,300

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

08/06/2018

Page 884

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

08/06/2018

Page 885

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

08/06/2018

Page 886

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

08/06/2018

Page 887

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
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Easton
Name: PORTER FARMS, LLC

Valuation Report

08/06/2018

Page 888

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

08/06/2018

Page 889

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

08/06/2018

Page 890

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

08/06/2018

Name: PORTLAND CELLULAR PARTNERSHIP

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C/O 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	Percent Good			Value
						Phy	Func	Econ	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
Acpt Land			0	Accepted Bldg			107,100	Total	107,100

Account: 386 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 02/20/2015
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5398P0054 B5543P107

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-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

Dwelling Description

Replacement Cost New

Log Home	One Story	1,952 Sqft	Grade B 100	Base	94,463
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	-18,896
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	Full Finished			Attic	19,462
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,000
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Typical	Typical	Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	94,611	
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Open Frame Porch	2016	160	B 100	3,790	Avq.	3,600
Open Frame Porch	2016	160	B 100	3,790	Avq.	3,600
Open Frame Porch	2016	264	B 100	5,986	Avq.	5,687
Wood Deck	2016	256	B 100	2,410	Avq.	2,290
Frame Garage	2016	1368	A 100	36,140	Avq.	27,466
Unfinished Attic	2016	760	C 100	4,794	Avq.	4,554
1,952 SFLA						47,197
Outbuilding Total						47,197
Acpt Land		21,800	Accepted Bldg		141,800	Total 163,600

Easton
Name: PYTLAK, BETHANY R.

Valuation Report

08/06/2018

Page 893

Map/Lot:

005-001-C

Account: 25 Card: 1 of 1

Location:

207 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 10/10/2017
Sale Price 29,000
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 B5710P68

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
0.92	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. %
None		None		60%	100%	100%

Outbuildings/Additions/Improvements				Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Shed	1920	182	D 110	2,299	Avq.	60%	80%	100%
Frame Garage	1920	287	D 100	5,143	Avq-	50%	100%	100%
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: RACE, BYRON

Valuation Report

08/06/2018

Page 894

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

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

Sale Data
Sale Date 03/01/2006
Sale Price 9,000
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
1.07	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				Layout				Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			62,722	
2012	0	Typical	Typical	Average					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		94%	100%	100%	58,959		
Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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

08/06/2018

Page 895

Map/Lot:

008-048

Account: 771 Card: 1 of 1

Location:

FULLER ROAD

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

08/06/2018

Page 896

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

08/06/2018

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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

Easton
Name: RACE, BYRON A.

Valuation Report

08/06/2018

Page 898

Map/Lot:

008-052

Location:

FULLER ROAD

Account: 857 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 09/27/2017

Sale Price 5,000

Sale Type Land Only

Financing Cash Sale

Verified Seller

Validity Other Non Valid

Zoning/Use Residential

Topography Rolling

Utilities None

Street Paved

CLASS Residential

Reference 1 B3070P042 B3260P203 B5708P115

Reference 2 LOT 12 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

Valuation Report

08/06/2018

Page 899

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						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				0
Bedrooms	3	Add Fixtures	1		0
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					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value	
2007	0	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Rcnld	
Functional Obsolescence								77,052	
None				91%	100%	100%		70,117	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	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			----- S O U N D V A L U E -----					1,000
1,344 SFLA									3,583
Accpt Land		22,900	Accepted Bldg		73,700	Total		96,600	

Easton
Name: REMMINGTON, HEATHER L

Valuation Report

08/06/2018

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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

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

Sale Data
Sale Date 05/04/2011
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
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 & 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
					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		None		Phys. % 40%	Func. % 71%	13,226
Economic Obsolescence						
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Story Frame	1900	408	D 110	17,410	Fair	4,944
1,440 SFLA						4,944
Outbuilding Total						4,944
Acpt Land		15,700	Accepted Bldg		18,200	Total 33,900

Easton
Name: REMMINGTON, HEATHER L

Valuation Report

08/06/2018

Page 901

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

08/06/2018
Page 902
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

08/06/2018

Name: RICHARDSON, KEITH A

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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

08/06/2018

Name: RICHARDSON, KIM L & MARILYN D JT

Page 904

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					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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

08/06/2018

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Map/Lot:

015-004

Account: 679 Card: 1 of 1

Location:

273 STATION ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 09/29/2014
Sale Price 11,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	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	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									6,706
Outbuilding Total									6,706

Acpt Land

14,200

Accepted Bldg

12,300

Total

26,500

Easton

Valuation Report

08/06/2018

Name: ROBBINS, BURNAM T JR

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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

08/06/2018

Name: ROBBINS, BURNAM T JR

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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 B5720P238
 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

08/06/2018

Name: ROBBINS, BURNAM T JR

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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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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									
						Outbuilding Total			6,088
Accpt Land			0	Accepted Bldg			6,100	Total	6,100

Easton

Valuation Report

08/06/2018

Name: ROBBINS, BURNAM T JR

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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

08/06/2018

Name: ROBBINS, BURNAM T JR

Page 910

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

Account: 977 Card: 1 of 1

Valuation Report

08/06/2018

Page 911

Map/Lot:

004-033-A-012

Location:

311 CENTER ROAD

Neighborhood 1 Resident/Agric.

	Sale Data
Sale Date	09/02/2017
Sale Price	9,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

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
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Exemption(s)	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	
Keystone M/H	1994	14X56	C 100	21,104	Avg.	25%	100%	100%	5,276	
Open Frame Porch	1994	40	D 100	843	Avg.	85%	100%	100%	717	
Frame Shed	1994			- - - - S O U N D V A L U E - - - -					300	
784 SFLA				Outbuilding Total					6,293	

Accpt Land

0

Accepted Bldg

6,300

Total

6,300

Easton

Valuation Report

08/06/2018

Name: ROBBINS, BURNAM T JR

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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
Name: ROBBINS, BURNAM T JR & ROBBINS,

Valuation Report

08/06/2018

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Map/Lot:

004-033-B

Account: 961 Card: 1 of 1

Location:

CENTER ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Level

Utilities

Street Street Surface

Reference 1 B1976P226 B5438P208 B5689P335

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
Total Acres	1.00			Land Total		9,500
Accpt Land		9,500	Accepted Bldg		0	Total
						9,500

Easton
Name: ROBBINS, GLORIA M

Valuation Report

08/06/2018

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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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12Mobile Home	1972	12X56	C 100	18,088	Fair	15%	85%	100%	2,306
Unfin Basement	1996	672	D 100	6,517	Avq.	86%	100%	100%	5,605
1 Story Basement	1996	476	D 100	23,082	Avq.	86%	100%	100%	19,851
Wood Deck	2006	40	D 100	330	Avq.	91%	100%	100%	300
Frame Shed	2011	240	D 100	2,755	Avq.	93%	100%	100%	2,562
Frame Shed	2011	96	E 100	672	Avq.	93%	100%	100%	625
Frame Shed	2011								700
Canopy	2011								300
Frame Garage	2003	1120	C 100	20,004	Avq.	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

Valuation Report

08/06/2018

Page 915

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
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Easton
Name: ROBBINS, WARNER C & ANNA V

Valuation Report
JT

08/06/2018

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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
Name: ROMANO, ALFRED M

Valuation Report

08/06/2018

Page 917

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

08/06/2018

Page 918

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	117.00	14,274	100%		14,274
28.00	Acres-Mixed Wood-TG	172.00	4,816	100%		4,816
5.00	Acres-Hardwood-TG	188.00	940	100%		940
21.00	Acres-Wasteland	60.00	1,260	100%		1,260
Total Acres 176.00			Land Total			21,290
Accpt Land		21,300	Accepted Bldg	0	Total	21,300

Easton
Name: ROONEY, JASON & EMILY

Valuation Report

08/06/2018

Page 919

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. %
None		None		75%	100%	100%

Value(Rcnld)
41,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Shed	1975			----	S O U N D		V A L U E ----	250
1,196 SFLA							Outbuilding Total	250

Acpt Land

17,100

Accepted Bldg

41,600

Total

58,700

Easton
Name: ROONEY, MICHAEL

Valuation Report

08/06/2018

Page 920

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
Frame Garage	1975	864	D 100	12.943	Avq-	61%	100%	100%	7.895
924 SFLA Outbuilding Total									14,795

Accpt Land

15,900

Accepted Bldg

14,800

Total

30,700

Easton
Name: ROONEY, SETH & DESTIN

Valuation Report

08/06/2018

Page 921

Map/Lot:

004-020-L

Account: 768 Card: 1 of 1

Location:

48 DUNCAN DRIVE

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B4290P162 B5552P178
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 06/15/2016
Sale Price 205,000
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
0.13	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						Value(Rcnld)
None		None		Phys. % 91%	Func. % 100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	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

Valuation Report

08/06/2018

Name: ROONEY, STEPHEN J

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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						80%		
Outbuilding Total						16,760		
Accpt Land		25,700	Accepted Bldg		127,800	Total		
						153,500		

Easton

Valuation Report

08/06/2018

Name: ROUSE, BRIAN J

Page 923

FITZPATRICK, 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

Valuation Report

08/06/2018

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Map/Lot:

002-019-C

Account: 475 Card: 1 of 1

Location:

156 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 08/11/2016
Sale Price 25,000
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 B5573P99 B5575151
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
0.00	# -Lot Improvement	7,500.00	7,500	100%		0
Total Acres 45.00						Land Total 29,125

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,140 Sqft	Grade A 100	Base	118,591
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	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,300
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2017	0	Typical	Typical	Average	Typical	124,891			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	95%	47%	100%	55,764				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story Basement	2017	192	A 100	17,032	Avq.	95%	50%	100%	8,090
Open Frame Porch	2017	266	A 100	7,412	Avq.	95%	50%	100%	3,520
1 & 3/4 Story Fr	2017	275	A 100	32,169	Avq.	95%	47%	100%	14,364
Unfin Basement	2017	275	A 100	4,879	Avq.	95%	50%	100%	2,318
Frame Garage	2017	1200	A 100	31,985	Avq.	95%	50%	100%	15,193
2,761 SFLA									43,485
Outbuilding Total									
Acpt Land		29,100	Accepted Bldg		99,200	Total			128,300

Easton
Name: SALO, CHRISTINA M. & ALLEN L.

Valuation Report

08/06/2018

Page 925

Map/Lot:

018-033

Location:

30 CENTER ROAD

Account: 372 Card: 1 of 1

Neighborhood 1 Resident/Agric.

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

CLASS Residential
Reference 1 B5019P015 B5656P306
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 05/15/2017
Sale Price 180,250
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
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						Land Total 21,285

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	80,209
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None			None	80%	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

08/06/2018

Name: SAMON, MICHAEL E & JO ANN TRUSTEES

Page 926

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

08/06/2018

Page 927

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, LEANE

Valuation Report

08/06/2018

Page 928

Map/Lot:

002-019

Account: 703 Card: 1 of 1

Location:

162 MAHANY ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 08/30/2016
Sale Price 198,000
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 B5178P163 B5581P320 P5581P322
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
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
Frame Shed	2017								2,000
----- S O U N D V A L U E -----									
Outbuilding Total									21,899

Accpt Land

28,200

Accepted Bldg

103,800 Total

132,000

Easton
Name: SAUCIER, LEO L

Valuation Report

08/06/2018

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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: SCANLIN, JAYME D

Valuation Report

08/06/2018

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Map/Lot:

006-002-A

Account: 669 Card: 1 of 1

Location:

GRAY ROAD

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%	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

08/06/2018

Name: SCANLIN, WINSTON A

Page 931

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	
One Story Frame	1953	144	C 110	7,494 Good	77% 95% 100%	
Open Frame Porch	1953	24	C 110	827 Good	77% 100% 100%	
Open Frame Porch	1998	105	C 110	2,369 Avq.	87% 100% 100%	
One Story Frame	1953	255	C 110	13,270 Good	77% 100% 100%	
Frame Shed	1953	165	C 110	2,540 Good	77% 80% 100%	
Frame Garage	2003	1344	C 110	26,068 Avq.	89% 75% 100%	
Frame Shed	1980	144	D 100	1,653 Avq.	78% 100% 100%	
1,897 SFLA					Outbuilding Total	

Acpt Land

16,700

Accepted Bldg

84,500

Total

101,200

Easton

Valuation Report

08/06/2018

Name: SCHROEDER, JOHN S

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SCHROEDER, KAREN S

Map/Lot:

003-011

Account: 673 Card: 1 of 1

Location:

629 LADNER 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%	Topography	2,375
2.00	Acres-Rear Land (All)	500.00	1,000	100%		1,000
Total Acres 3.00						Land Total 3,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Camper Trlr	0	216	C 100	2,419	Avg.	60%	100%	100%		1,451
Encl Frame Porch	0	56	D 100	1,745	Poor	30%	100%	100%		524
56 SFLA							Outbuilding Total			1,975

Accpt Land

3,400

Accepted Bldg

2,000

Total

5,400

Easton

Valuation Report

08/06/2018

Name: SCOTT, LOOMIS L

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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

08/06/2018

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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. %	Value(Rcnd)	
None	None	75%	100%	100%	29,452	

Accpt Land

13,300

Accepted Bldg

29,500

Total

42,800

Easton
Name: SCOVIL, DALTON L

Valuation Report

08/06/2018

Page 935

Map/Lot:

014-006

Account: 400 Card: 1 of 1

Location:

0 STATION ROAD

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

Easton
Name: SCOVIL, DALTON L

Valuation Report

08/06/2018

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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

08/06/2018

Name: SHANNON, JACK E JR

Page 937

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
					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	
Frame BSMT Entry	2011	25	C 100	972 Avq.	93% 100% 100%	
Frame Garage	1960	1092	D 100	16,025 Avq-	50% 75% 100%	
1,736 SFLA					Outbuilding Total	
					6,913	

Acpt Land

17,100

Accepted Bldg

74,900

Total

92,000

Easton
Name: SHAW, BRYAN A. & STACY L.

Valuation Report

08/06/2018

Page 938

Map/Lot:

001-032-E

Account: 775 Card: 1 of 1

Location:

290 BANGOR ROAD

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
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

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2007	120	B 100	6,926	Good	93%	100%	100%	6,441
Wood Deck	2007	70	B 100	758	Good	93%	100%	100%	705
Wood Deck	2007	100	B 100	1,025	Good	93%	100%	100%	953
Frame Garage	2007	784	B 100	17,647	Good	93%	95%	100%	15,591
Wood Deck	2007	709	B 100	6,433	Good	93%	100%	100%	5,983
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

08/06/2018

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Map/Lot:

004-007

Account: 718 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 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

Valuation Report

08/06/2018

Name: SHAW, GERALD & VERA M- DEVISEES

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C/O MARJORIE C. SIMONDS & JUDITH A.

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 B5762B101

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
0.43	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
					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	Below Average	Typical	51,527		
Functional Obsolescence						Value(Rcnld)		
LongTerm Vacant		None		Phys. % 50%	Func. % 75%	19,323		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1960	200	D 115	8,922	Avq-	50%	75%	100%
Encl Frame Porch	1960	200	D 115	5,115	Avq-	50%	75%	100%
One Story Frame	1988	360	D 115	16,060	Avq.	82%	100%	100%
Unfin Basement	1988	360	D 115	4,016	Avq.	82%	100%	100%
Wood Deck	1988	264	D 115	1,917	Fair	50%	100%	100%
Frame Shed	1960			----- S O U N D V A L U E -----				
Frame Garage	1974	756	D 115	13,205	Avq.	75%	100%	100%
Unfin Basement	1974	756	D 115	8,431	Avq.	75%	100%	100%
1,860 SFLA						Outbuilding Total		

Acpt Land

15,600

Accepted Bldg

58,700

Total

74,300

Easton
Name: SHAW, JAMES

Valuation Report

08/06/2018

Page 941

Map/Lot:

019-005

Account: 685 Card: 1 of 1

Location:

112 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 12/31/2014
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
0.32	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						Value(Rcnld)
None		None		80%	95%	33,809
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	
Frame Garage	1972	748	C 100	13,872	V.G.	11,098
616 SFLA						11,098
Outbuilding Total						11,098

Acpt Land

15,100

Accepted Bldg

44,900

Total

60,000

Easton
Name: SHAW, LOIS E

Valuation Report

08/06/2018

Page 942

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									

Percent Good

Outbuilding Total

Acpt Land

17,000

Accepted Bldg

29,600

Total

46,600

Easton
Name: SHAW, TRAVIS J

Valuation Report

08/06/2018

Page 943

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

08/06/2018

Page 944

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

Easton
Name: SHERMAN, SCOTT C & LISA E JT

Valuation Report

08/06/2018

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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	117.00	1,287	100%		1,287
54.00	Acres-Mixed Wood-TG	172.00	9,288	100%		9,288
11.00	Acres-Hardwood-TG	188.00	2,068	100%		2,068
Total Acres 95.00			Land Total			28,943

Acpt Land	28,900	Accepted Bldg	0	Total	28,900
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Easton
Name: SHERWOOD, CATHIE

Valuation Report

08/06/2018

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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

08/06/2018

Page 947

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

08/06/2018

Name: SIMS, WARREN

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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

08/06/2018

Name: SIMS, WARREN F JR

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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

08/06/2018

Name: SIMS, WARREN F JR

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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									
Outbuilding Total									16,610
Accpt Land			0	Accepted Bldg			16,600	Total	16,600

Easton

Valuation Report

08/06/2018

Name: SIMS, WARREN F JR

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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				Uniminished				-9,301	
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				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1995	260	D 100	1,644	Avg.	85%	100%	100%	1,397
368 SFLA							Outbuilding Total		1,397
Accpt Land			0	Accepted Bldg		30,300	Total	30,300	

Easton

Valuation Report

08/06/2018

Name: SIMS, WARREN F JR

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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

08/06/2018

Name: SIMS, WARREN F JR

Page 953

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

08/06/2018

Name: SIMS, WARREN F JR

Page 954

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

08/06/2018

Name: SIMS, WARREN F JR
CENEDELLA, ARLENE J

Page 955

Map/Lot:

006-018

Account: 688

Location:

RIVER DE CHUTE ROAD

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	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

08/06/2018

Name: SKIDGEL, EDWARD L & HOLLY A JT

Page 956

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

08/06/2018

Page 957

Map/Lot:

020-009

Account: 108 Card: 1 of 1

Location:

302 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) 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

08/06/2018

Page 958

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

08/06/2018

Page 959

Map/Lot:

020-009-A

Account: 657 Card: 1 of 1

Location:

RICHARDSON ROAD

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

08/06/2018

Page 960

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

08/06/2018

Page 961

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

Valuation Report

08/06/2018

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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 B5627P311
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
0.80	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

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
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. %
None		None		60%	100%	100%
						Value(Rcnld)
						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									7,443

Outbuilding Total 7,443

Acpt Land

16,000

Accepted Bldg

42,600

Total

58,600

Easton

Valuation Report

08/06/2018

Name: SMITH, VANCE A

Page 963

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 COMPANY, INC

Valuation Report

08/06/2018

Page 964

Map/Lot:

007-011

Account: 696 Card: 1 of 1

Location:

STATION ROAD

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 B5616P323

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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Valuation Report

08/06/2018

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Map/Lot:

008-018-A

Account: 1027 Card: 1 of 1

Location:

163 FULLER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 11/01/1997
Sale Price 3,000
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
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									37,216

Acpt Land	36,400	Accepted Bldg	132,000	Total	168,400
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Easton

Valuation Report

08/06/2018

Name: SPAULDING, DONALD

Page 966

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

08/06/2018

Name: ST PETER, FRED

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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

08/06/2018

Page 968

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
Wood Deck	1988	666	C 105	5,208	Avq+	85%	100%	100%
Wood Deck	1988	30	C 105	347	Avq+	85%	100%	100%
Frame Shed	2014							
1,056 SFLA								850
								Outbuilding Total 5,572

Acpt Land

18,000

Accepted Bldg

61,800

Total

79,800

Easton
Name: STATE OF MAINE

Valuation Report

08/06/2018

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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

08/06/2018

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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
										2,500
										2,500
										2,500

Accpt Land

19,100

Accepted Bldg

2,500

Total

21,600

Easton
Name: STATE OF MAINE - DEPT OF

Valuation Report

08/06/2018
Page 971
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

08/06/2018

Page 972

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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Valuation Report

08/06/2018

Page 973

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

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
					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. %		
None		None		64%	95%	100%		
Value(Rcnld)						25,608		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1952	182	D 110	4,521	Avq.	64%	95%	100%
Finished Attic	1952	182	D 110	6,936	Avq.	64%	95%	100%
Encl Frame Porch	1952	182	D 110	4,521	Avq.	64%	95%	100%
Frame Garage	1950	714	D 110	12,008	Avq.	63%	100%	100%
1,209 SFLA						Outbuilding Total		
						17,278		
Acpt Land		18,300	Accepted Bldg		42,900	Total		61,200

Easton

Valuation Report

08/06/2018

Name: STICKNEY, MICHAEL R

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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

Valuation Report

08/06/2018

Name: SULLIVAN ROBERT L & LORENA JT

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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

08/06/2018

Name: SUNNY SIDE LAND HOLDINGS LLC

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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
14Mobile Home	0	14X66	C 100	24.008	Avq-	20%	100%	100%		4.802
Frame Shed	2016	192	C 100	2.688	Avq.	95%	100%	100%		2.554
924 SFLA							Outbuilding Total			7.356

Accpt Land

17,100

Accepted Bldg

7,400

Total

24,500

Easton
Name: SUTHERLAND, JACOB

Valuation Report

08/06/2018

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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

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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
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: SWARTZENTRUBER, JONI J & JONAS J JT

Valuation Report

08/06/2018

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Map/Lot:

010-020-B

Account: 904 Card: 1 of 3

Location:

736 HOULTON ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
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. %		
None		None		94%	90%	100%		
						Value(Rcnld)		
						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

Accpt Land

15,400

Accepted Bldg

71,500 Total

86,900

Easton
Name: SWARTZENTRUBER, JONI J & JONAS J JT

Valuation Report

08/06/2018

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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) 1 0 0 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

Account: 904 Card: 3 of 3

Map/Lot:

010-020-B

Location:

748 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
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Exemption(s)	1 0 0	Land Schedule	1
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	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		Condition		Layout			Total						
2013		0		Old Type		Obsolete		Average		Typical			27,482						
Functional Obsolescence				Economic Obsolescence				Phys. %		Func. %		Econ. %		Value(Rcnd)					
None				None				94%		95%		100%		24,541					
Outbuildings/Additions/Improvements											Percent Good			Value					
Description		Year		Units		Grade		RCN		Cond		Phy		Func		Econ		Rcnd	
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			
Acpt Land				0				Accepted Bldg				46,500		Total		46,500			

Easton
Name: SWARTZENTRUBER, JONI J & JONAS J

Valuation Report
JT

08/06/2018

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Map/Lot:

010-020-B

Location:

748 HOULTON ROAD

Account: 904

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	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

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) 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
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. %
None		None		95%	75%	100%
						Value(Rcnld)
						38,326

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%	79%	100%	16,071
Unfin Basement	2015	480	D 115	5,355	Avq.	95%	85%	100%	4,324
Open Frame Porch	2015	117	D 115	2,227	Avq.	95%	85%	100%	1,799
Frame BSMT Entry	2015	52	D 115	1,336	Avq.	95%	85%	100%	1,079
One Story Frame	2017	648	D 115	28,909	Avq.	95%	79%	100%	21,697
1SFr Overhang	2017	180	D 115	8,029	Avq.	95%	79%	100%	6,026
Open Frame Porch	2016	240	D 115	4,235	Avq.	95%	85%	100%	3,420
2,908 SFLA									
Outbuilding Total								54,416	

Acpt Land

87,500

Accepted Bldg

92,700

Total

180,200

Easton

Valuation Report

08/06/2018

Name: SWARTZENTRUBER, SAMUEL M. & NAOMI L.

Page 983

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) 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	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%	100%	100%	8.460
Silo 12 Base/Hi	2013	40	C 100	9.000	Avg.	94%	100%	100%	8.460
Silo 12 Base/Hi	2013	40	C 100	9.000	Avg.	94%	100%	100%	8.460
2,908 SFLA						Outbuilding Total			113,136
Accpt Land			0	Accepted Bldg		113,100	Total		113,100

Easton

Valuation Report

08/06/2018

Name: SWARTZENTRUBER, SAMUEL M. & NAOMI L.

Page 984

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) 1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
2S Frame Shed	2012	1168	B 100	29,410	Avg.	94%	85%	100%		23,498
2,908 SFLA										23,498
Accpt Land			0	Accepted Bldg		23,500	Total			23,500

Easton

Valuation Report

08/06/2018

Name: SWARTZENTRUBER, SAMUEL M. & NAOMI L.

Page 985

Map/Lot:

006-007

Account: 437

Location:

0312 LADNER ROAD

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	Building	Total
1	87,500	92,700	180,200	87,500	92,700	180,200
2	0	113,100	113,100	0	113,100	113,100
3	0	23,500	23,500	0	23,500	23,500
TOTAL	87,500	229,300	316,800	87,500	229,300	316,800

Easton

Valuation Report

08/06/2018

Name: SWEENEY, WILLIAM E IV & SHEREE L

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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	C 100	25,750	Avq.	25%	100%	100%	6,438
Concrete Pad /CF	1983	1008	C 100	4,240	Avq.	76%	100%	100%	3,222
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
One Story Frame	2017	624	C 100	29,521	Avq.	95%	100%	100%	28,045
Open Frame Porch	2017	240	C 100	4,491	Avq.	95%	100%	100%	4,266
1,632 SFLA									
Outbuilding Total									73,378

Acpt Land

16,300

Accepted Bldg

73,400

Total

89,700

Easton
Name: TAYLOR, DANNY P.

Valuation Report

08/06/2018

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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) 1 0 0 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(Rcnd)
Incomplete		None		30%	76%	8,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
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

08/06/2018

Name: TAYLOR, LEE H

Page 988

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

08/06/2018

Name: THOMPSON, JASON L

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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		70%	92%	31,023			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 & 1/2 Story Fr	1900	192	D 115	12,420	Avq+	70%	92%	100%	7,998
Frame Shed	1900	208	D 115	2,746	Avq+	70%	80%	100%	1,538
Open Frame Porch	1900	15	D 115	561	Avq+	70%	92%	100%	362
Wood Deck	1900	113	D 115	881	Avq+	70%	92%	100%	568
2S Frame Garage	1900	676	D 100	18,013	Avq+	70%	85%	100%	10,718
Frame Shed	1900			----- S O U N D V A L U E -----					50
1,250 SFLA				Outbuilding Total					21,234
Acpt Land		15,000	Accepted Bldg		52,300	Total			67,300

Easton
Name: TIBBETTS, ADAM

Valuation Report

08/06/2018

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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

08/06/2018

Name: TOMPKINS, CHRISTY J

Page 992

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
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		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		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	60%	100%	100%	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

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	12/03/2015
Sale Price	40,000

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

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

CLASS	Residential
Reference 1	B1022P744 B5497P268

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
0.20	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
					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	Rcnld	
Encl Frame Porch	1940	170	D 110	4,274 Avq.	2,564	
Frame Garage	1940	576	C 100	11,036 Fair	4,414	
1,220 SFLA					6,978	
Outbuilding Total					6,978	

Acpt Land

17,100

Accepted Bldg

37,700

Total

54,800

Easton
Name: TOMPKINS, DALE

Valuation Report

08/06/2018

Page 994

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 B5682P315

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%	Topoqraphv	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

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
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		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	95%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
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

Valuation Report

08/06/2018

Name: TOMPKINS, JOSEPH J

Page 995

TOMPKINS, TAMMY L

Map/Lot:

008-011-D

Account: 973 Card: 1 of 1

Location:

50 HENDERSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 03/01/2005
 Sale Price 37,500
 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 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**

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. %
Incomplete		None		92%	95%	100%
						53,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2010	340	C 110	17,694	Avq.	93%	100%	100%	16,455
Canopy	2010	147	C 110	1,540	Avq.	93%	100%	100%	1,432
Open Frame Porch	2010	94	C 110	2,159	Avq.	93%	100%	100%	2,008
Frame Garage	2010	773	C 110	15,712	Avq.	93%	80%	100%	11,690
Encl Frame Porch	2013	352	C 110	9,794	Avq.	94%	95%	100%	8,746
Wood Deck	2013	160	C 110	1,404	Avq.	94%	100%	100%	1,320
Frame Shed	2008			----- S O U N D V A L U E -----				800	
Frame Garage	2013	960	C 110	19,104	Avq.	94%	100%	100%	17,958
Frame Shed	2013	2176	E 100	15,232	Avq.	94%	55%	100%	7,875
1,916 SFLA									
Outbuilding Total									68,284

Acpt Land

40,000

Accepted Bldg

122,000

Total

162,000

Easton
Name: TOMPKINS, LISA S

Valuation Report

08/06/2018

Page 996

Map/Lot:

018-041-A

Account: 727 Card: 1 of 1

Location:

66 CENTER ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 02/01/1989
Sale Price 38,000
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
0.75	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
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. %	Value(Rcnld)		
None		None		60%	93%	100%	39,490		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1880	48	D 115	2,141	Avq.	60%	93%	100%	1,195
Encl Frame Porch	1880	392	D 115	9,259	Avq.	60%	93%	100%	5,166
Encl Frame Porch	1880	98	D 115	2,913	Avq.	60%	93%	100%	1,626
2S Frame Shed	1880	320	D 115	6,611	Avq.	60%	80%	100%	3,174
2,362 SFLA									Outbuilding Total 11,161
Acpt Land		17,400	Accepted Bldg		50,700	Total		68,100	

Easton

Valuation Report

08/06/2018

Name: TOMPKINS, SAMUEL A

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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. %	Value(Rcnld)				
None	None	50%	100%	100%	34,470				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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

08/06/2018

Name: TOMPKINS, SAMUEL A

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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
Topography

Residential
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

Description

Year

Units

Grade

RCN

Cond

Phy

Percent Good

Func

Econ

Value
Rcnld

Frame Shed

1900

----- S O U N D V A L U E -----

1.000

1,868 SFLA

Outbuilding Total

1.000

Accpt Land

0

Accepted Bldg

1,000

Total

1,000

Easton

Valuation Report

08/06/2018

Name: TOMPKINS, SAMUEL A

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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

08/06/2018

Name: TOMPKINS, SAMUEL A

Page 1000

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

08/06/2018

Name: TOMPKINS, SAMUEL A

Page 1001

TOMPKINS, RIQUI L

Map/Lot:

008-020

Account: 375

Location:

FULLER ROAD

Card	Calculated			Correlated		
	Land	Building	Calc. Total	Land	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, TRENT M

Valuation Report

08/06/2018

Page 1002

Map/Lot:

008-011-F

Account: 725 Card: 1 of 1

Location:

615 HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	07/18/2017
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 Mobile Home
Reference 1 B5056P063 B5683P307

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	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

Acpt Land	19,200	Accepted Bldg	29,200	Total	48,400
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Name: TOMPKINS, WILFRED J & CHRISTY J

Valuation Report

JT

08/06/2018

Page 1003

Map/Lot:

001-028-A

Account: 234 Card: 1 of 1

Location:

370 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

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

Sale Date	09/10/2008
Sale Price	61,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

CLASS	Residential
Reference 1	B4626P077

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
0.50	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
					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

Build	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	0	Typical	Typical	Average	Typical	55,194				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rc	nl)				
None	None	83%	100%	100%	45,811					
Outbuildings/Additions/Improvements					Percent Good	Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rc	nl
One Story Frame	1990	168	C 100	7,948	Avq.	83%	100%	100%	6,597	
Unfin Basement	1990	168	C 100	1,987	Avq.	83%	100%	100%	1,649	
Open Frame Porch	1990	24	C 100	752	Avq.	83%	100%	100%	624	
Frame Garage	1997	576	C 100	11,036	Avq.	86%	80%	100%	7,593	
Wood Deck	2011	160	C 100	1,277	Avq.	93%	100%	100%	1,188	
Frame Shed	1990			---	S O U N D	V A L U E	---		350	
Frame Shed	1990			---	S O U N D	V A L U E	---		300	
1,368 SFLA								Outbuilding Total	18,301	

Accpt Land

17,300

Accepted Bldg

64, 100

Total

81,400

Easton

Valuation Report

08/06/2018

Name: TOWLE, STEPHEN M

Page 1004

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
12.00	Acres-Rear Land (All)	500.00	6,000	100%		6,000
16.00	Acres-Softwood-TG	117.00	1,872	100%		1,872
16.00	Acres-Mixed Wood-TG	172.00	2,752	100%		2,752
35.00	Acres-Hardwood-TG	188.00	6,580	100%		6,580
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 80.00 Land Total						34,204

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

34,200

Accepted Bldg

179,700 Total

213,900

Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018

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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

08/06/2018

Name: TOWN OF EASTON

Page 1006

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

08/06/2018

Page 1007

Map/Lot:

004-020

Location:

DUNCAN DRIVE

Account: 97 Card: 1 of 1

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/30/2017
Sale Price	69,500
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential
Topography LevelRolling
Utilities None
Street Paved

CLASS Residential
Reference 1 B4591P232 B5676P86

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
22.17	Acres-Rear Land (All)	500.00	11,085	100%		11,085
Total Acres 23.17					Land Total	20,585

Accpt Land	20,600	Accepted Bldg	0	Total	20,600
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Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018

Page 1008

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

08/06/2018

Page 1009

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

08/06/2018

Page 1010

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

08/06/2018

Name: TOWN OF EASTON

Page 1011

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

08/06/2018

Page 1012

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

08/06/2018

Page 1013

Map/Lot:

017-022

Account: 555 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 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

Valuation Report

08/06/2018

Name: TOWN OF EASTON

Page 1014

TAX ACQUIRED - VICKIE KEARNEY

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)	44 0 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

Acpt Land

12,300

Accepted Bldg0 **Total**

12,300

Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018

Page 1015

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

08/06/2018

Page 1016

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									4,918

Acpt Land

4,300

Accepted Bldg

14,200

Total

18,500

Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018
Page 1017
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

08/06/2018

Page 1018

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
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Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018
Page 1019
018-006
CENTER ROAD

Account: 733 Card: 1 of 1 Map/Lot:
Location:

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
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Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018
Page 1020
018-008
CENTER ROAD

Account: 734 Card: 1 of 1 Map/Lot:
Location:

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

08/06/2018
Page 1021
018-011
FRYPAN ROAD

Account: 735 Card: 1 of 1 Map/Lot:
Location:

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

08/06/2018
Page 1022
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

08/06/2018
Page 1023
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

08/06/2018

Page 1024

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

08/06/2018
Page 1025
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

08/06/2018

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Map/Lot:

018-059

Account: 742 Card: 1 of 1

Location:

STATION ROAD

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

08/06/2018

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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

08/06/2018
Page 1028
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

08/06/2018

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Map/Lot:

018-065

Account: 745 Card: 1 of 1

Location:

CENTER ROAD

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

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							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

08/06/2018
Page 1030
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

08/06/2018
Page 1031
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

08/06/2018
Page 1032
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

Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018
Page 1033
018-060-ON
CENTER ROAD

Account: 747 Card: 1 of 1 Map/Lot:
Location:

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 98

Recertified Date 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Rest Room Bldg.	1987	576	C 100	29,928	Avq.	60%	100%	100%	17,957
Open Frame Porch	1987	128	C 100	2,552	Avq.	81%	100%	100%	2,067
Canopy	0			----- S O U N D V A L U E -----					200
Outbuilding Total									20,224
Acpt Land			0	Accepted Bldg			20,200	Total	20,200

Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018
Page 1034
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

08/06/2018
Page 1035
023-011
PERRY ROAD

Account: 759 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 1 Resident/Agric.

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

Sale Data	
Sale Date	06/23/2006
Sale Price	6,000
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
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

08/06/2018

Page 1036

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

Easton
Name: TOWN OF EASTON

Valuation Report

08/06/2018

Page 1037

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

08/06/2018

Page 1038

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

08/06/2018

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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

08/06/2018

Page 1040

Map/Lot:

004-039

Account: 769 Card: 1 of 1

Location:

CENTER ROAD

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

08/06/2018
Page 1041
004-042
CENTER ROAD

Account: 770 Card: 1 of 1 Map/Lot:
Location:

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

08/06/2018

Page 1042

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

08/06/2018
Page 1043
018-009
FRYPAN ROAD

Account: 791 Card: 1 of 1 Map/Lot:
Location:

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

08/06/2018

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Map/Lot:

004-020-001

Account: 868 Card: 1 of 1

Location:

MOOSE MEADOWS

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

08/06/2018

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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

08/06/2018

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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

08/06/2018

Page 1047

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

08/06/2018

Page 1048

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

08/06/2018

Page 1049

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

08/06/2018
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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

Valuation Report

08/06/2018

Name: TOWN OF EASTON - 190 RICHARDSON RD -

Page 1051

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) 44 0 0 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: TOWN OF EASTON - INHABITANTS

Valuation Report

08/06/2018
Page 1052
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

08/06/2018
Page 1053
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

08/06/2018

Name: TOWN OF EASTON - RETA GUSTIN PROPERTY

Page 1054

Map/Lot:

007-066

Account: 331 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	08/14/2017
Sale Price	0

Zoning/Use	Residential
Topography	LevelRolling
Utilities	None
Street	Paved

Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

CLASS	Residential
Reference 1	B1134P537 B5699P43

Reference 2	
Tran/Land/Bldg	1 1 99

Recertified Date	0	Y Coordinate	0
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Exemption(s)	44 0 0	Land Schedule	1
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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
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Easton

Valuation Report

08/06/2018

Name: TOWN OF EASTON - TAX ACQUIRED

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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(Rcnld)	
Damage	None	40%	71%	100%	11,392	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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
1,344 SFLA									
									Outbuilding Total
									4,377

Acpt Land

17,000

Accepted Bldg

15,800 Total

32,800

Easton
Name: TOWN OF EASTON - TAX ACQUIRED

Valuation Report

08/06/2018

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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
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Easton
Name: TOWN OF EASTON - TAX ACQUIRED

Valuation Report

08/06/2018

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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

08/06/2018

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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

08/06/2018

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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

08/06/2018

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Map/Lot:

005-004

Location:

HOULTON ROAD

Account: 765 Card: 1 of 1

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

08/06/2018

Name: TRASK, JOHN H

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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

08/06/2018

Page 1062

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
Total Acres 25.90						Land Total 24,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Garage	1920	440	C 100	8,794	Avq.	60%	100% 100%	5,276
Outbuilding Total								5,276

Accpt Land	25,000	Accepted Bldg	5,300	Total	30,300
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Easton
Name: TRASK, NORMAN G & ELLEN B

Valuation Report

08/06/2018

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Map/Lot:

006-032

Account: 78 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 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%	Topoqraphy	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

08/06/2018

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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

08/06/2018
Page 1065
007-021-A&B
STATION ROAD

Account: 124 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 11 Comm./Ind.

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

Sale Data	
Sale Date	08/20/2013
Sale Price	550,000
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-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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	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

Easton

Valuation Report

08/06/2018

Name: TURNER, HUGH J

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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, JOAN G.

Valuation Report

08/06/2018

Page 1067

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 B5647P211 B5657P272
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						Value Rcnld			
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
Name: TURNER, WILLIAM R

Valuation Report

08/06/2018

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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

08/06/2018

Page 1069

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						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
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 ----					750
1,044 SFLA				Outbuilding Total					22,271

Acpt Land

17,600

Accepted Bldg

55,600

Total

73,200

Easton
Name: UNION CHURCH

Valuation Report

08/06/2018

Page 1070

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
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Easton
Name: UNITED BAPTIST CHURCH

Valuation Report

08/06/2018

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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

Easton
Name: UNITED STATES OF AMERICA

Valuation Report

08/06/2018

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

08/06/2018

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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

08/06/2018

Name: UNSWORTH, ROBERT B

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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 Bldg0 **Total**

49,000

Easton
Name: VARNUM, BRETT D. & JO LOUISE VARNUM

Valuation Report

08/06/2018

Page 1075

Map/Lot:

006-018-A

Account: 793 Card: 1 of 2

Location:

424 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/28/2017
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Related Parties

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

CLASS Agricultural
Reference 1 B2655P329 B2985P192 B5706P145
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%
						7,163
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, BRETT D. & JO LOUISE VARNUM

Valuation Report

08/06/2018

Page 1076

Map/Lot:

006-018-A

Account: 793 Card: 2 of 2

Location:

424 LADNER ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 09/28/2017
Sale Price 0

Zoning/Use Residential
Topography RollingAbove Street

Sale Type Land & Buildings

Utilities

Financing Conventional

Street Paved

Verified Public Record

CLASS Agricultural

Validity Related Parties

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

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Pot.Hse (Old)	1940	3864	C 100	61,824	Poor	30%	25% 100%	4,637
384 SFLA							Outbuilding Total	4,637
Accpt Land			0	Accepted Bldg		4,600	Total	4,600

Easton
Name: VARNUM, BRETT D. & JO LOUISE VARNUM

Valuation Report

08/06/2018

Page 1077

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

Valuation Report

08/06/2018

Name: VARNUM, MARK S (TRUSTEE)

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VARNUM TRUST

Map/Lot:

003-020

Account: 795 Card: 1 of 1

Location:

MAHANY ROAD

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

08/06/2018

Page 1079

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

08/06/2018

Page 1080

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. %	Value(Rcnld)
None		None		92%	72%	100%	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, NANCY L - LIFE ESTATE

Valuation Report

08/06/2018

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Map/Lot:

007-018-B

Account: 874 Card: 1 of 1

Location:

84 CLEAVES ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 02/06/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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				Phys. %	Func. % Econ. %	Value(Rcnld)
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

Valuation Report

08/06/2018

Page 1082

Map/Lot:

004-050

Account: 194 Card: 1 of 1

Location:

174 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data
Sale Date 08/10/2011
Sale Price 98,500
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 B4967P293 B5701P343

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
1.00	# -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	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
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%
						43,168
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Garage	1979	720	C 105	14,081	Avq+	82%
Wood Deck	1974	150	C 105	1,264	Avq+	80%
Frame Shed	1974					
One Story Frame	2017	520	C 105	25,831	Avq+	95%
Encl Frame Porch	2017	88	C 105	3,004	Avq+	95%
1,648 SFLA						
Outbuilding Total						40,050

Acpt Land

17,500

Accepted Bldg

83,200 **Total**

100,700

Easton
Name: WATHEN, DANIEL E

Valuation Report

08/06/2018

Page 1083

Map/Lot:

003-012

Account: 804 Card: 1 of 1

Location:

RIVER DE CHUTE ROAD

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

Easton

Valuation Report

08/06/2018

Name: WAUGH, ROBERT

Page 1084

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					Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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

Valuation Report

08/06/2018

Name: WEBBER, MICHAEL J, JR & DARCI M. JT

Page 1085

Map/Lot:

004-021-A

Account: 640 Card: 1 of 1

Location:

160 STATION ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 05/26/2016
 Sale Price 67,450
 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 B5544P345

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
0.80	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
					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. %
None		None		60%	95%	100%
						Value(Rcnld)
						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
Outbuilding Total										21,783

Acpt Land

17,800

Accepted Bldg

56,800

Total

74,600

Easton

Valuation Report

08/06/2018

Name: WELLS, KENNETH J

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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)	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
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

08/06/2018

Page 1087

Map/Lot:

019-013

Account: 811 Card: 1 of 1

Location:

CENTER ROAD

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

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Church /0	1970	4104	D 100	669.656	Avg.	60%	50% 100%	200,897
Church Fin.Bsmt.	1970	4104	D 100	106.714	Avg.	60%	50% 100%	32,014
Frame Shed	2010	384	D 100	4,408	Avg.	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

08/06/2018
Page 1088
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
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

Acpt Land	17,000	Accepted Bldg	63,300	Total	80,300
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Easton

Valuation Report

08/06/2018

Name: WEST, DARREN A

Page 1089

WEST, CAROL A

Map/Lot:

021-011

Account: 422 Card: 1 of 1

Location:

515 CENTER ROAD

Neighborhood 1 Resident/Agric.

Sale Date 08/01/1998

Zoning/Use Residential

Sale Price 61,250

Topography LevelRolling

Sale Type Land & Buildings

Utilities Drilled WellSeptic System

Financing Unknown

Street Paved

Verified Public Record

Validity Arms Length Sale

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						22,855

Land Total

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
					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				
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	
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	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

08/06/2018

Page 1090

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

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 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

08/06/2018

Name: WHEELER, NATHAN T. & TIFFANY A. JT

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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

08/06/2018

Name: WHEELER, NATHAN T. & TIFFANY A. JT

Page 1093

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

08/06/2018

Page 1094

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
Name: WHITE, ANNIE E

Valuation Report

08/06/2018

Page 1095

Map/Lot:

017-011

Account: 625 Card: 1 of 1

Location:

109 STATION ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 01/01/1988
Sale Price 30,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	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. %	Value(Rcnld)
None		None		64%	100%	100%	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

08/06/2018

Name: WHITE, BRUCE W

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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								
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1895	132	C 110	6,870	Good	75%	100%	100%
One Story Frame	1895	108	C 110	5,620	Good	75%	100%	100%
One Story Frame	1987	308	C 110	16,028	Avq.	81%	100%	100%
Open Frame Porch	1987	28	C 110	903	Avq.	81%	100%	100%
Frame Garage	1987	432	C 110	9,528	Avq.	81%	80%	100%
Wood Deck	1988	456	C 110	3,774	Avq.	82%	100%	100%
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%
2,193 SFLA								13,030
Outbuilding Total								51,480
Acpt Land		21,200	Accepted Bldg		108,900	Total		130,100

Easton
Name: WHITE, DARRELL K

Valuation Report

08/06/2018

Page 1097

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	Func	Econ	Value Rcnld
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, DARRELL K.

Valuation Report

08/06/2018

Page 1098

Map/Lot:

004-010

Account: 826 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	06/15/2017
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 B1021P337 B5668P204

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
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Easton
Name: WHITE, GREGORY K

Valuation Report

08/06/2018

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Map/Lot:

004-055

Account: 595 Card: 1 of 1

Location:

90 BANGOR ROAD

Neighborhood 1 Resident/Agric.

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

Sale Data
Sale Date 05/01/1999
Sale Price 36,500
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
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		Economic Obsolescence		Phys. %	Func. %	Econ. %
Dirt Floor Bsmt		None		40%	97%	100%

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	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							
Outbuilding Total							21,939

Acpt Land

18,600

Accepted Bldg

37,900

Total

56,500

Easton

Valuation Report

08/06/2018

Name: WHITE, LLEWELLYN E

Page 1100

WHITE, AVIS E

Map/Lot:

008-001

Account: 820 Card: 1 of 4

Location:

523 HOULTON ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
 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

08/06/2018

Name: WHITE, LLEWELLYN E

Page 1101

WHITE, AVIS E

Map/Lot:

008-001

Account: 820

Card: 2 of 4

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) 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)	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

08/06/2018

Name: WHITE, LLEWELLYN E

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WHITE, AVIS E

Map/Lot:

008-001

Account: 820

Card: 3 of 4

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) 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)	1966	6400	C 100	102,400	Avq+	70%	75%	100%	53,760
3,252 SFLA									53,760
Accpt Land						0	Accepted Bldg		53,800
							Total		53,800

Easton

Valuation Report

08/06/2018

Name: WHITE, LLEWELLYN E

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WHITE, AVIS E

Map/Lot:

008-001

Account: 820

Card: 4 of 4

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 0 0
 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	2017	2640	C 100	45.064	Avg.	95%	75%	100%	32.108
Canopy	2017	1104	C 100	10.510	Avg.	95%	100%	100%	9.984
3,252 SFLA									42.092
Accpt Land						0	Accepted Bldg		42,100
							Total		42,100

Easton

Valuation Report

08/06/2018

Name: WHITE, LLEWELLYN E

Page 1104

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
4	0	42,100	42,100	0	42,100	42,100
TOTAL	93,000	310,500	403,500	93,000	310,500	403,500

Easton
Name: WHITE, LLEWELLYN E

Valuation Report

08/06/2018
Page 1105
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

08/06/2018

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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

08/06/2018

Name: WHITE, TERRANCE W

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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 Bldg

55,500

Total

72,800

Easton
Name: WHITE, TERRANCE W & PAULA S

Valuation Report

08/06/2018

Page 1108

Map/Lot:

004-021-B

Account: 1 Card: 1 of 1

Location:

STATION ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
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

08/06/2018

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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

08/06/2018

Name: WHITE, THEODORE K

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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, JUSTIN

Valuation Report

08/06/2018

Page 1111

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%
						3,294

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

08/06/2018

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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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	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

08/06/2018

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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

08/06/2018

Page 1114

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
Name: WILCOX, CHRISTOPHER D. & BROOKE

Valuation Report

08/06/2018

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Map/Lot:

007-048

Account: 599 Card: 1 of 1

Location:

HOULTON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/26/2016
Sale Price	12,500
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 Mobile Home
Reference 1 B1775P044 B5589P263 B5704P313
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	Value
							Func Econ	Rcnld
Redman	M/H	2017	28X48	C 100	48,135	Poor	85% 100% 100%	40,915
1,344 SFLA							Outbuilding Total	40,915

Accpt Land

17,400

Accepted Bldg

40,900

Total

58,300

Easton

Valuation Report

08/06/2018

Name: WILCOX, LORRAINE

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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%	Topoqraphy	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

08/06/2018

Page 1117

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

08/06/2018

Name: WILCOX, TIMOTHY S

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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
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

08/06/2018

Page 1119

Map/Lot:

019-020-A

Account: 835 Card: 1 of 1

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

08/06/2018

Page 1120

Map/Lot:

004-016

Account: 836 Card: 1 of 5

Location:

WEST RIDGE ROAD

Neighborhood 11 Comm./Ind.

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

08/06/2018

Page 1121

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

08/06/2018

Page 1122

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

08/06/2018

Page 1123

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

08/06/2018

Page 1124

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

08/06/2018

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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

08/06/2018

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Map/Lot:

017-020

Account: 394 Card: 1 of 1

Location:

65 STATION ROAD

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

08/06/2018

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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
					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				Percent Good			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									21,089
Accpt Land		20,200	Accepted Bldg		69,400	Total			89,600

Easton
Name: WOLVERTON, BARRY L & DEBRA E JT

Valuation Report

08/06/2018

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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									
Outbuilding Total									1,092

Acpt Land

12,500

Accepted Bldg

12,500

Total

25,000

Easton

Valuation Report

08/06/2018

Name: WOLVERTON, DONNA H

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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
Name: WOLVERTON, DONNA H

Valuation Report

08/06/2018

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Map/Lot:

007-036

Account: 959 Card: 1 of 1

Location:

RICHARDSON ROAD

Neighborhood 1 Resident/Agric.

Sale Data	
Sale Date	09/26/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential
Topography LevelRolling
Utilities
Street Paved

CLASS Residential
Reference 1 B3478P205 B5596P257
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-Baselot	9,500.00	9,500	100%		9,500
12.17	Acres-Rear Land (All)	500.00	6,085	100%		6,085
Total Acres 13.17					Land Total	15,585

Accpt Land	15,600	Accepted Bldg	0	Total	15,600
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Easton
Name: WOODCOCK, HAROLD W

Valuation Report

08/06/2018

Page 1131

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	Avq.	81%	100%	100%	21,563
Frame Shed	2000	784	D 100	9,000	Avq-	79%	100%	100%	7,110
Frame Shed	2000	360	D 100	4,133	Avq-	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

08/06/2018

Page 1132

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

08/06/2018
Page 1133
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

08/06/2018

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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. %
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

08/06/2018
Page 1135
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

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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
157.25	Acres-Rear Land (All)	500.00	78,625	100%		78,625
1.00	# -Lot Improvement	7,500.00	7,500	50%	Fract. Sha	3,750
Total Acres 158.25						Land Total 91,875

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

Acpt Land	91,900	Accepted Bldg	43,400	Total	135,300
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Easton
Name: YODER, DANIEL

Valuation Report

08/06/2018

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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 WellCesspool
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

Dwelling Condition							Total	
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										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

08/06/2018
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005-012
60 LADNER RD

Account: 861 Card: 3 of 3 Map/Lot:
Location:

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

08/06/2018
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005-012
60 LADNER RD

Account: 861

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	91,900	43,400	135,300	91,900	43,400	135,300
2	0	97,300	97,300	0	97,300	97,300
3	0	101,700	101,700	0	101,700	101,700
TOTAL	91,900	242,400	334,300	91,900	242,400	334,300

Easton
Name: YODER, DANIEL & LYDIA

Valuation Report

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Map/Lot:

008-029-A

Account: 69 Card: 1 of 1

Location:

BOWERS ROAD

Neighborhood 1 Resident/Agric.

Zoning/Use Residential
Topography LevelRolling
Utilities Drilled Well
Street Gravel

Sale Data
Sale Date 08/01/1989
Sale Price 12,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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						Land Total 31,625

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	896 Sqft	Grade D 100	Base	53,801
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	-5,863
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-864
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	2016	Old Type	None	Fair	Inadeq.	45,352
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 61%	Func. % 81%	22,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Concrete Pad /CF	2016	336	C 100	1,747	Avq.	95%	100% 100%	1,660
Barn	2016	2560	C 100	47,029	Avq.	95%	100% 100%	44,678
Open Frame Porch	2016	256	C 100	4,769	Avq.	95%	100% 100%	4,531
1,568 SFLA							Outbuilding Total	50,869

Acpt Land

31,600

Accepted Bldg

73,300 **Total**

104,900

Easton
Name: YODER, DANIEL & LYDIA

Valuation Report

08/06/2018

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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

08/06/2018

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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, DANIEL N. & IVA.

Valuation Report
JT

08/06/2018
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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 B5764P194

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	150%	Condition	14,250
16.00	Acres-Rear Land (All)	500.00	8,000	100%		8,000
71.00	Acres-Tillable	1,000.00	71,000	100%		71,000
2.00	Acres-Wasteland	60.00	120	100%		120
1.00	# -Lot Improvement	7,500.00	7,500	100%		7,500
Total Acres 90.00						Land Total 100,870

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%
						Value(Rcnld)

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

100,900

Accepted Bldg

58,600 **Total**

159,500

Easton
Name: YODER, DANIEL N. & IVA.

Valuation Report
JT

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011-001-004
208 FOREST AVE

Account: 903 Card: 2 of 2 Map/Lot:
Location:

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) 1 0 0 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
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
Open Frame Porch	2016	543	C 100	9,738	Avg.	95%	100%	100%	9.251
One Story Frame	2016	589	C 100	27,864	Avg.	95%	100%	100%	26.471
Concrete Pad /CF	2016	589	C 100	2,685	Avg.	95%	100%	100%	2.551
2,543 SFLA								Outbuilding Total	66.009
Accpt Land		0	Accepted Bldg		66,000	Total			66,000

Easton
Name: YODER, DANIEL N. & IVA.

Valuation Report
JT

08/06/2018
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011-001-004
208 FOREST AVE

Account: 903

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	100,900	58,600	159,500	100,900	58,600	159,500
2	0	66,000	66,000	0	66,000	66,000
TOTAL	100,900	124,600	225,500	100,900	124,600	225,500

Map/Lot:

004-049-B

Account: 332 Card: 1 of 1

Location:

187 BANGOR ROAD

Neighborhood 1 Resident/Agric.

Sale Data

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

Sale Date	09/01/1988
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Changes

CLASS	Residential
Reference 1	B5194P243

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
0.22	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
					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 1900		Renovated 1992	Kitchens Typical	Baths Obsolete	Condition Average		Layout Typical			Total 43,998
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Overbuilt			None		60%	76%	100%	20,063		
Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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					Outbuilding Total					42,035
Accpt Land		17,100		Accepted Bldg		62,100		Total		79,200

Map/Lot:

004-051

Account: 432 Card: 1 of 1

Location:

152 BANGOR ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
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-Farm	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

08/06/2018

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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
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. %	Value(Rcnld)
None		None		50%	95%	100%	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

08/06/2018

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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

08/06/2018

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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

08/06/2018

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Map/Lot:

021-013

Account: 346 Card: 1 of 1

Location:

387 HOULTON ROAD

Neighborhood 11 Comm./Ind.

Zoning/Use Commercial
Topography Level
Utilities Drilled Well
Street Paved

CLASS Commercial
Reference 1 B4748P055

Reference 2
Tran/Land/Bldg 1 2 15

Recertified Date 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data
Sale Date 09/03/2009
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
0.61	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. %	Value(Rcnld)
None		No Electricity		93%	65%	81%	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 N.

Valuation Report

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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

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

Sale Data
Sale Date 06/12/2014
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
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
					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	84,697
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

08/06/2018

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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

08/06/2018

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Map/Lot:

008-023

Account: 571 Card: 3 of 5

Location:

FULLER ROAD

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

08/06/2018

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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

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Map/Lot:

008-023

Account: 571 Card: 5 of 5

Location:

FULLER ROAD

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
1s-Warehouse-Ave	2015	988	D 100	42.776	Avq-	90%	75%	100%	28.874
Frame Shed	2015	560	D 100	6.429	Avq-	90%	75%	100%	4.340
Frame Shed	2014			----	S O U N D	V A L U E	----		500
2,400 SFLA								Outbuilding Total	41,576
Acpt Land			0	Accepted Bldg			41,600	Total	41,600

Easton
Name: YODER, NOAH J. & LOVINA N.

Valuation Report

08/06/2018
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008-023
FULLER ROAD

Account: 571

Map/Lot:
Location:

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	41,600	41,600	0	41,600	41,600
TOTAL	30,900	220,200	251,100	30,900	220,200	251,100

Easton
Name: YOUNG, LENNIE K

Valuation Report

08/06/2018

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Map/Lot:

007-069

Account: 341 Card: 1 of 1

Location:

17 FULLER ROAD

Neighborhood 1 Resident/Agric.

Sale Data

Sale Date 04/01/1999
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 B4354P133

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
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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	100%	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

08/06/2018

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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-Baslot	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

08/06/2018

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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-Baslot	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