

PERRY
Name: ADAMS, HERBERT RICHARD

Valuation Report

12/28/2023

CYNTHIA THOMPSON, CYNTHIA THOMPSON,
Account: 1 Card: 1 of 1

Map/Lot:
Location:

Page 1
015-028
10 LAKE RD

Neighborhood 4 LAKE RD

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

Reference 1
Reference 2 L/E/ADAMS,PETER J & PRISCILLA J TEN IN
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 1 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
75.03	Acres-Rear Land 2	450.00	33,764	100%		33,764
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 76.03					Land Total	51,764

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	567 Sqft	Grade C 100	Base		96,409
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-1,874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-496
Unfin. Living Area	NONE			Unfinished		0

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 Storv Fr	1900	247	C 100	7.094	Ava+	70%	95%	100%	4.718
Frame Shed	1900	323	C 100	4.076	Ava+	70%	95%	100%	2.710
Frame Garage	1900	672	C 100	15.417	Ava+	70%	95%	100%	10.252
Encl Frame Porch	1900	147	C 100	2.257	Ava+	70%	95%	100%	1.501
Outbuilding Total									19,181

Acpt Land 51,800 **Accepted Bldg** 85,700 **Total** 137,500

PERRY
 Name: ADAMS, HERBERT RICHARD
 ADAMS, CYNTHIA T

Valuation Report

12/28/2023

Page 2

Account: 2 Card: 1 of 1

Map/Lot: 015-002
 Location: LAKE RD

Neighborhood 4 LAKE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	30,000.00	21,213	100%		21,213
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			27,213

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	576 Sqft	Grade D 100	Base		78,557
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-5,668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,591
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-708
Unfin. Living Area	NONE			Unfinished		0

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2003	160	D 100	1.960	Ava.	92%	85%	100%	1.533
Wood Deck	2003	178	D 100	1.373	Ava.	92%	85%	100%	1.074
Frame Shed	2003	72	E 100	756	Poor	72%	100%	100%	544
Outbuilding Total									3,151

Acpt Land	27,200	Accepted Bldg	58,400	Total	85,600
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Neighborhood 5	ROUTE 1	Sale Data	
Zoning/Use	Rural.....	Sale Date	01/01/1990
Topography	Rolling	Sale Price	7,500
Utilities	Drilled WellSeptic System	Sale Type	Land Only
Street	Paved	Financing	Unknown
		Verified	Other Source
		Validity	Arms Length Sale

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

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

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,536 Sqft	Grade C 110	Base		126,288
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		845
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Typical	Typical	Average	Typical	133,733	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	117,685

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1991	160	C 110	1.683	Ava.	1.481
One Storv Frame	1991	192	C 110	4.460	Ava.	3.925
2S Frame Garaae	1991	576	C 110	21.458	Ava.	18.883
Outbuilding Total						24,289

Acpt Land	26,100	Accepted Bldg	142,000	Total	168,100
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PERRY
 Name: PIKE, SHERMAN DEAN

Valuation Report

12/28/2023

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Account: 4 Card: 1 of 1

Map/Lot:
 Location:

011-021
 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 11/01/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.73	Acres-Lake	80,000.00	68,352	90%	Unimproved	61,517	
Total Acres 0.73			Land Total		61,517		
Acpt Land		61,500	Accepted Bldg		0	Total	61,500

PERRY
Name: SEILER, ASHLEY MAE

Valuation Report

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Account: 5 Card: 1 of 1

Map/Lot: 006-012-001
Location: 50 DAVIS RD

Neighborhood 13 OLD ROUTE 1

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

Sale Data
Sale Date 05/15/2020
Sale Price 108,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

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

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

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	400 Sqft	Grade C 100	Base		82,824
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,106
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	81,718
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	70,277	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1985	384	C 100	8.110	Ava.	86%	100%	100%	6.975
Frame Garae	2022	288	C 90	8.004	Ava.	95%	100%	100%	7.604
Outbuilding Total									14,579

Acpt Land 18,000 **Accepted Bldg** 84,900 **Total** 102,900

PERRY
 Name: MITCHELL, DALE A

Valuation Report

12/28/2023

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Map/Lot:

005-047

Location:

US RTE ONE OFF

Account: 6 Card: 1 of 1

Neighborhood 1 NO PUBLIC RD FRONT

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

Sale Data
 Sale Date 03/29/2016
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 BUILDING EXEMPT?
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 4 0 0 Land Schedule 1

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

PERRY
Name: ALTVATER, MARK E

Valuation Report

12/28/2023

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Map/Lot:

005-046

Location:

US RTE ONE OFF

Account: 7 Card: 1 of 1

Neighborhood 1 NO PUBLIC RD FRONT

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

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

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

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

PERRY
Name: PIKE, S DEAN

Valuation Report

12/28/2023

Page 8

Account: 8 Card: 1 of 1

Map/Lot: 002-010-002+003
Location: 110 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	100%		120,208
10.03	Acres-Rear Land 1	3,000.00	30,090	100%		30,090
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.03					Land Total	156,298

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,189 Sqft	Grade B 100	Base		183,757
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt		15,000
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,772
Rooms	10					
Bedrooms	5	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		20,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,301
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Typical	Typical	Average	Typical	223,830
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	203,685	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	1998	256	B 100	2.872	Ava.	91%	100%	100%	2.614
Wood Deck	1998	256	B 100	2.872	Ava.	91%	100%	100%	2.614
Metal Garaae	1994	3072	E 100	30.908	Ava.	89%	100%	100%	27.508
Outbuilding Total									32,736

Acpt Land 156,300 **Accepted Bldg** 236,400 **Total** 392,700

Neighborhood 17 ROUTE 190

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

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean --	55,000.00	110,000	50%	Size/Shape	55,000
3.00	Acres-Rear Land 1	3,000.00	9,000	60%	View/Envir	5,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00						Land Total 66,400

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

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

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1SFr Overhano	1998	46	C 110	1.069	Ava.	973
Wood Deck	1998	500	C 110	4.675	Ava.	4,254
Frame Shed	1998	120	C 110	2.201	Ava.	2,003
Outbuilding Total						7,230

Acpt Land 66,400 **Accepted Bldg** 137,800 **Total** 204,200

PERRY
 Name: ALTVATER,CHRISTOPHER
 JUDITH A & EMERY,VALERIE A &
 Account: 10 Card: 1 of 1

Valuation Report

12/28/2023
 Page 10
 004-032
 COUNTY RD

Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
62.00	Acres-Rear Land 2	450.00	27,900	100%		27,900	
Total Acres 63.00			Land Total		45,900		

Acpt Land	45,900	Accepted Bldg	0	Total	45,900
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Account: 11 Card: 1 of 1

Map/Lot:
Location:

004-035
49 INDIAN RD

Neighborhood 17 ROUTE 190

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

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

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

Dwelling Description				Replacement Cost New	
Conventional	Two Story	546 Sqft	Grade C 100	Base	96,007
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,820
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,092
Unfin. Living Area	NONE			Unfinished	0

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

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1900	192	C 100	1.786	Ava.	1.103
Outbuilding Total						1,103

Acpt Land	26,900	Accepted Bldg	58,600	Total	85,500
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Account: 12 Card: 1 of 1

Map/Lot: 014-005
Location: 104 LOON COVE LN

Neighborhood 11 SOUTH MEADOW RD

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

Reference 1 L/E LAMB, RENEE M,
Reference 2 ALTVATOR, TIFFANY M
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Lake	80,000.00	107,331	100%		107,331
1.70	Acres-Rear Land 2	450.00	765	100%		765
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50						Land Total 114,096

Dwelling Description				Replacement Cost New		
Conventional	One Story	384 Sqft	Grade E 100	Base		28,111
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-2,592
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-303
Rooms	1					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Obsolete	Obsolete	Average	Typical	22,216
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	90%	100%	17,595	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2007	132	C 100	2.788	Ava.	94%	100%	100%	2.621
Plumbina fixture	2007	2	D 100	2.460	Ava.	94%	100%	100%	2.312
Wood Deck	2007	88	E 100	477	Ava.	94%	100%	100%	448
Outbuilding Total									5,381

Acpt Land 114,100 **Accepted Bldg** 23,000 **Total** 137,100

PERRY
 Name: HARRISON, ANN S
 SLEIGHT, SLEIGHT, ELIZABETH
 Account: 13 Card: 1 of 2

Valuation Report

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 Page 13
 012-008
 69 SLEIGHT LN

Neighborhood 12 GOLDING RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.50	Acres-Lake	80,000.00	233,238	100%		233,238
51.50	Acres-Rear Land 2	450.00	23,175	100%		23,175
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 60.00					Land Total	257,913

Dwelling Description				Replacement Cost New	
Conventional	One Story	224 Sqft	Grade E 100	Base	23,623
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-251
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-112
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1905	0	Obsolete	Obsolete	Below Average	Typical	21,248
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	90%	100%	11,474	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1905	72	E 100	760	Ava-	60%	90%	100%	410
Open Frame Porch	1905	286	E 100	1.180	Ava-	60%	90%	100%	637
Frame Shed	1905	120	E 100	1.000	Ava-	60%	90%	100%	540
2S Frame Garaae	1905	576	C 100	19.507	Ava.	65%	100%	100%	12.680
Plumbina fixture	1905	3	C 100	4.500	Ava.	65%	100%	100%	2.925
Outbuilding Total									17,192

Acpt Land 257,900 **Accepted Bldg** 28,700 **Total** 286,600

PERRY
 Name: HARRISON, ANN S
 SLEIGHT, SLEIGHT, ELIZABETH
 Account: 13 Card: 2 of 2

Valuation Report

12/28/2023
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 012-008
 72 SLEIGHT LN

Neighborhood 12 GOLDING RD

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

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

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	400 Sqft	Grade E 100	Base	40,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-474
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-300
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1905	0	Old Type	Old Type	Average	65%	94%	100%			39,167
Functional Obsolescence		Economic Obsolescence								23,931
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1905	320	E 100	1.312	Ava.	65%	94%	100%	802	
							Outbuilding Total			802
Acpt Land			0	Accepted Bldg			24,700	Total		24,700

PERRY
Name: HARRISON, ANN S
SLEIGHT, SLEIGHT, ELIZABETH
Account: 13

Valuation Report

12/28/2023
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012-008
72 SLEIGHT LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	257,900	28,700	286,600	257,900	28,700	286,600
2	0	24,700	24,700	0	24,700	24,700
TOTAL	257,900	53,400	311,300	257,900	53,400	311,300

PERRY
 Name: COSTA, ROBERT

Valuation Report

12/28/2023

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Map/Lot:

014-006-001

Location:

SOUTH MEADOW RD OFF

Account: 14 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Sale Data
 Sale Date 05/10/2017
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellNone
 Street Gravel

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Lake	80,000.00	113,137	90%	Unimproved	101,823	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 2.00			Land Total		104,823		
Acpt Land		104,800	Accepted Bldg		0	Total	104,800

PERRY
 Name: LEFEVRE, EUGENE B

Valuation Report

12/28/2023

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Map/Lot:

002-012

Location:

CANNON HILL RD

Account: 15 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

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

Sale Data
 Sale Date 09/21/2020
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
Total Acres 3.00			Land Total		11,700		
Acpt Land		11,700	Accepted Bldg		0	Total	11,700

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

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Map/Lot:

006-036

Account: 16 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 17 ROUTE 190

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.78	Acres-Ocean	85,000.00	75,070 50%	Restrictio		37,535	
Total Acres 0.78				Land Total		37,535	
Acpt Land		37,500	Accepted Bldg	0	Total	37,500	

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

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Map/Lot:

006-038

Account: 17 Card: 1 of 1

Location:

COUNY RD OFF

Neighborhood 17 ROUTE 190

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.75	Acres-Ocean/Cove	50,000.00	66,144	100%	66,144	
Total Acres 1.75				Land Total	66,144	
Acpt Land		66,100	Accepted Bldg	0	Total	66,100

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

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Account: 18 Card: 1 of 1

Map/Lot:
 Location:

006-035-036-038+
 39 COUNTY RD

Neighborhood 17 ROUTE 190

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

Reference 1 PLUS LOTS 39 + 40

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
11.00	Acres-Ocean/Cove	50,000.00	165,831	90%	Unimproved	149,248	
77.00	Acres-Rear Land 2	450.00	34,650	100%		34,650	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 88.00			Land Total			189,898	
Accpt Land		189,900	Accepted Bldg		0	Total	189,900

PERRY
Name: ARMSTRONG, DENNIS R

Valuation Report

12/28/2023

Page 21

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

Account: 19 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Sale Data

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

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

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Ocean ---	25,000.00	34,641	50%	Size/Shape	17,321
2.50	Acres-Rear Land 2	450.00	1,125	100%		1,125
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.42					Land Total	24,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16Mobile Home	1992	16X73	B 100	34.984	Good	70%	100%	100%	24,419
Wood Deck	1992	128	B 100	1.592	Good	93%	100%	100%	1,481
Wood Deck	1992	64	B 100	952	Good	93%	100%	100%	885
Concrete Slab...	1992	1168	C 100	5.840	Ava.	88%	100%	100%	5,139
Frame Garage	2003	576	B 110	18.956	Good	94%	100%	100%	17,819
Outbuilding Total									49,743

Acpt Land 24,400 **Accepted Bldg** 49,700 **Total** 74,100

PERRY
 Name: FRANKLIN, JOHN E
 FRANKLIN, ELIZA V

Valuation Report

12/28/2023

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Account: 21 Card: 1 of 1

Map/Lot:
 Location:

006-043
 94 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

Sale Data
 Sale Date 10/05/2015
 Sale Price 54,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean/Cove	50,000.00	70,711	50%	Size/Shape	35,355
3.30	Acres-Rear Land 2	450.00	1,485	100%		1,485
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
Total Acres 5.30					Land Total	40,440

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade D 110	Base	83,512
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,297
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	2001	Typical	Typical	Average	Typical	82,215
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	53,440	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1900	182	D 110	3.467	Ava.	65%	100%	100%	2.254
Unfin Basement	1900	182	D 110	3.180	Ava.	65%	100%	100%	2.067
Wood Deck	1900	88	D 110	860	Ava.	65%	100%	100%	559
Frame Shed	1900	224	C 100	3.064	Ava.	65%	100%	100%	1.992
Carport/Canopy	2019	288	E 100	1.112	Ava.	95%	100%	100%	1.056
Frame Garage	1900	528	D 100	10.636	Ava.	65%	100%	100%	6.913
Outbuilding Total									14,841

Acpt Land

40,400

Accepted Bldg

68,300 **Total**

108,700

Account: 22 Card: 1 of 1

Map/Lot: 001-003-001-008
Location: 84 COBSCOOK DR

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

Sale Data
Sale Date 06/15/2004
Sale Price 160,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Ocean	85,000.00	114,040	100%		114,039
9.10	Acres-Rear Land 1	3,000.00	27,300	100%		27,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.90						Land Total 147,339

Dwelling Description				Replacement Cost New		
Contemporary	Two Story	1,123 Sqft	Grade A 100	Base		226,154
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,885
Rooms	9					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	2			Fireplace		12,750
Insulation	Heavy			Insulation		1,685
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	260,474
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		no electricity..		94%	100%	86%
						209,343

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2006	132	A 100	1.959	Ava.	94%	100%	86%	1.574	
Wood Deck	2006	84	A 100	1.383	Ava.	94%	100%	86%	1.112	
Patio	2006	84	A 100	1.695	Ava.	94%	100%	86%	1.362	
Wood Deck	2006	44	A 100	903	Ava.	94%	100%	86%	726	
Open Frame Porch	2006	66	A 100	990	Ava.	94%	100%	86%	796	
Frame Garage	2006	484	A 100	18.334	Ava.	94%	100%	86%	14,735	
Frame Shed	2006	100	A 100	2.696	Ava.	94%	100%	86%	2.167	
Frame Shed	2006	24	A 100	1.530	Ava.	94%	100%	86%	1.229	
Outbuilding Total									23,701	

Acpt Land 147,300 **Accepted Bldg** 233,000 **Total** 380,300

PERRY
 Name: JACOBS, JOYCE Y
 JACOBS, EDWARD C
 Account: 23 Card: 1 of 1

Valuation Report

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 005-035
 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 08/12/2020
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050	
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000	
Total Acres 10.00			Land Total			33,050	
Accpt Land		33,100	Accepted Bldg		0	Total	33,100

PERRY
 Name: LEATHERMAN, ROBERT CARL

Valuation Report

12/28/2023

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Map/Lot: 011-003

Account: 24 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 1 NO PUBLIC RD FRONT

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

Sale Data
 Sale Date 01/17/2017
 Sale Price 220,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
102.00	Acres-Rear Land 3(>100)	300.00	30,600	100%		30,600	
Total Acres 202.00			Land Total			75,600	
Acpt Land		75,600	Accepted Bldg		0	Total	75,600

PERRY
 Name: OGDEN, JOSHUA D

Valuation Report

12/28/2023

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Account: 25 Card: 1 of 1

Map/Lot:
 Location:

005-005-001-1
 OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

Sale Data	
Sale Date	08/29/2003
Sale Price	44,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.43	Acres-Ocean/Cove	50,000.00	77,942	50%	Unimproved	38,971	
Total Acres 2.43			Land Total		38,971		
Accpt Land		39,000	Accepted Bldg		0	Total	39,000

PERRY
Name: LESKO, RICHARD S

Valuation Report

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Map/Lot:

018-010

Account: 26 Card: 1 of 1

Location:

6 DAGGETT RD

Neighborhood 12 GOLDING RD

Sale Data

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

Sale Date 03/23/2007
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 29,000

Dwelling Description

Replacement Cost New

Conventional	One Story	624 Sqft	Grade D 110	Base	62,857
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,754
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,638
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,352
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-563
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	1955	Typical	Typical	Poor	Typical	57,254	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		53%	50%	100%	15,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1987	352	D 110	6.706	Poor	53%	50%	100%	1,777
Encl Frame Porch	1987	120	D 110	1.786	Poor	53%	50%	100%	474
Wood Deck	1987	168	D 110	1.438	Poor	53%	50%	100%	381
Outbuilding Total									2,632

Acpt Land

29,000

Accepted Bldg

17,800 **Total**

46,800

PERRY
 Name: LADRIGAN, DANIEL W
 LADRIGAN, MARCIA ANNE
 Account: 27 Card: 1 of 1

Valuation Report

12/28/2023

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Map/Lot: 003-035-001-001
 Location: 11 Fiddler's Green

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/24/2003
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean -	75,000.00	91,856	100%		91,856
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50			Land Total			97,856

Dwelling Description				Replacement Cost New	
Conventional	One Story	642 Sqft	Grade D 100	Base	56,834
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,182
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	None			Insulation	-526
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Old Type	Old Type	Average	Typical	47,989	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		Location		87%	56%	100%	23,380

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	120	D 100	992	Ava.	87%	56%	100%	483
Frame Shed	1989	182	D 100	2.161	Ava-	82%	100%	100%	1,772
Frame Shed	1989	50	E 100	643	Ava.	87%	100%	100%	559
One Storv Frame	1989	64	D 100	1.109	Ava.	87%	56%	100%	540
Open Frame Porch	1989	54	D 100	465	Ava.	87%	56%	100%	227
Outbuilding Total									3,581

Acpt Land 97,900 **Accepted Bldg** 27,000 **Total** 124,900

PERRY
 Name: AVERY, KENNETH
 AVERY, IVIE

Valuation Report

12/28/2023

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Account: 28 Card: 1 of 1

Map/Lot:
 Location:

015-054
 49 POTTLE RD

Neighborhood 5 ROUTE 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1970	12X53	C 100	18.404	Ava.	40%	100%	100%	7.362
One Storv Frame	1975	270	C 100	5.702	Ava.	82%	100%	100%	4.676
Open Frame Porch	1975	32	C 100	397	Ava.	82%	100%	100%	326
Encl Frame Porch	1975	120	C 100	1.981	Ava.	82%	100%	100%	1.624
Frame Shed	1980	48	E 100	633	Fair	72%	100%	100%	456
Frame Shed	1975	192	D 100	2.244	Ava.	82%	100%	100%	1.840
Frame Garaae	1980	576	C 100	13.786	Ava.	84%	100%	100%	11.580
Outbuilding Total									27,864

Acpt Land	26,700	Accepted Bldg	27,900	Total	54,600
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PERRY
 Name: MITCHELL, DANA
 MITCHELL, ROSA

Valuation Report

12/28/2023

Page 30

Account: 29 Card: 1 of 1

Map/Lot:
 Location:

009-014
 419 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 09/12/2000
 Sale Price 33,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.74	Acres-Rear Land 2	450.00	1,233	100%		1,233
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.74			Land Total			19,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1965	12X46	D 100	14.110	Ava.	40%	100%	100%	5.644
A-Roof.....	1965	556	D 100	1.368	Ava.	78%	100%	100%	1.067
One Storv Frame	1965	196	D 100	3.395	Fair	65%	100%	100%	2.207
Frame Shed	1965	70	E 100	745	Fair	65%	100%	100%	484
						Outbuilding Total			9,402

Acpt Land

19,200

Accepted Bldg

9,400

Total

28,600

PERRY
 Name: EARLEY, CHARLES

Valuation Report

12/28/2023

Page 31

Map/Lot: 011-033

Account: 30 Card: 1 of 1

Location: 810 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 10/01/1997
 Sale Price 22,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.20	Acres-Rear Land 2	450.00	90	100%		90
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.20			Land Total			18,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
14Mobile Home	1977	14X60	B 100	25.763	Ava.	40%	100%	100%	10,305
Encl Frame Porch	1990	200	C 100	2.799	Ava.	88%	100%	100%	2,463
Outbuilding Total									12,768

Acpt Land 18,100 **Accepted Bldg** 12,800 **Total** 30,900

PERRY
 Name: ASADCHEV, ANDREY

Valuation Report

12/28/2023

Page 32

Map/Lot:

005-021-002

Location:

137 MOUNTAIN RD

Account: 31 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 12/03/2021
 Sale Price 72,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 24X20 FROST WALL
 Tran/Land/Bldg 3 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.40	Acres-Ocean -	75,000.00	116,190	100%		116,190	
3.62	Acres-Rear Land 1	3,000.00	10,860	60%	Access	6,516	
Total Acres 6.02			Land Total			122,706	

Acpt Land 122,700 **Accepted Bldg** 0 **Total** 122,700

PERRY
Name: RAHM, PENELOPE M

Valuation Report

12/28/2023

Page 33

Map/Lot: 011-027

Account: 32 Card: 1 of 1

Location: 851 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 04/08/2022
Sale Price 280,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			18,180

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,400 Sqft	Grade B 100	Base		131,813
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,538
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		875
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	142,726
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	94%	100%	100%	134,162	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Storv Frame	2006	192	B 100	5.069	Ava.	4.765
Wood Deck	2006	196	B 100	2.272	Ava.	2.136
Frame Garage	2006	864	B 100	23.349	Ava.	21.948
Frame Shed	2006	240	D 100	2.647	Ava.	2.488
Outbuilding Total						31,337

Acpt Land 18,200 **Accepted Bldg** 165,500 **Total** 183,700

PERRY
 Name: MAINE, STATE OF

Valuation Report

12/28/2023

Page 34

Map/Lot:

003-004

Location:

LEACH POINT RD OFF

Account: 33 Card: 1 of 1

Neighborhood 9 LEACH PT RD

Sale Data

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

Sale Date 12/01/1997
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.60	Acres-Ocean -	75,000.00	219,943	90%	Unimproved	197,949
12.40	Acres-Rear Land 1	3,000.00	37,200	60%	View/Envir	22,320
Total Acres 21.00			Land Total			220,269

Acpt Land 220,300 **Accepted Bldg** 0 **Total** 220,300

Account: 34 Card: 1 of 1

Map/Lot:
Location:

013-035
478 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

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

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

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	768 Sqft	Grade C 100	Base		112,759
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Wet None	Basement		-3,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		672
Unfin. Living Area	NONE			Unfinished		0

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1985	344	C 100	3.002	Ava.	86%	95%	100%	2.453
Frame Shed	1985	144	E 100	1.124	Poor	64%	100%	100%	719
2S Frame Garaae	1993	884	C 100	26.730	Ava.	89%	100%	100%	23.790
Outbuilding Total									26,962

Acpt Land	26,500	Accepted Bldg	116,600	Total	143,100
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Account: 35 Card: 1 of 1

Map/Lot: 018-001
Location: 898 US RTE ONE

Neighborhood 5 ROUTE 1

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 42 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Baselot (Fract)	30,000.00	51,088	100%		51,088
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.90			Land Total			57,088

Commercial Description						
Occupancy Type	Volunt.Fire Sta.		Office.....			
Class & Quality	Rigid Frame.Avg.		Frame.....Good			
# Dwelling Units	0		0			
Exterior	Steel		Wood Siding			
Stories & Height	1 STORY @ 16'		1 STORY @ 8'			
Heating/Cooling	Forced Warm Air		Hot Water			
Built	1975		2010			
Remodeled	2010		0			
Base Cost/Sqft		28.19			56.36	
Heat-Cool/Sqft	+	6.35			10.09	
Total		34.54			66.45	
Size Factor	X	1.074			1.045	
Adjusted Cost/Sqft		37.10			69.44	
Total Square Feet	X	6,000			1,520	
Replacement Cost		222,600			105,549	
Condition	Good		Good			
% Good Physical	X	.70			.95	
Functional	X	1.00			1.00	
Subtotal		155,820			100,272	
Economic Factor	X 1.00		Total Value		256,092	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1975	210	C 100	2.921	Ava.	82%	100%	100%	2.395	
Frame Shed	1975	120	C 100	2.001	Ava.	82%	100%	100%	1.641	
Outbuilding Total									4,036	

Accpt Land	57,100	Accepted Bldg	260,100	Total	317,200
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PERRY
 Name: BANISZESKI, LARRY A
 BANISZESKI, SHIRLEY M

Valuation Report

12/28/2023

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Account: 36 Card: 1 of 1

Map/Lot:
 Location:

005-023
 140 MOUNTAIN RD

Neighborhood 5 ROUTE 1

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

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

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

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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Obsolete	Average	Typical	56,311	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		no electricity..		76%	95%	90%	36,591

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
One Storv Frame	1960	170	D 100	2.944	Ava.	Phy 76% Func 95% Econ 90%	1.912
Encl Frame Porch	1960	140	D 100	1.793	Ava.	Phy 76% Func 95% Econ 90%	1.166
Frame Shed	1960	100	E 100	898	Ava.	Phy 76% Func 100% Econ 90%	614
Outbuilding Total							3,692

Acpt Land	109,300	Accepted Bldg	40,300	Total	149,600
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PERRY
 Name: BANISZESKI, LARRY A
 BANISZESKI, SHIRLEY

Valuation Report

12/28/2023

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Account: 37 Card: 1 of 1

Map/Lot:
 Location:

005-022
 150 MOUNTAIN RD

Neighborhood 5 ROUTE 1

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean -	75,000.00	106,066	100%		106,066
0.80	Acres-Rear Land 1	3,000.00	2,400	60%	View/Envir	1,440
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.80			Land Total			110,506

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

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1960	1032	B 100	27.245	Ava.	76%	95%	86%	16.819
Wood Deck	1960	373	B 100	4.042	Ava.	76%	95%	86%	2.495
Frame Shed	1960	48	E 100	633	Ava.	76%	100%	86%	411
Frame Garage	1960	1200	B 100	30.485	Ava.	76%	100%	86%	19.809
Outbuilding Total									39,534

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

PERRY
 Name: HARRIS, SHAWN
 HARRIS, DENISE F

Valuation Report

12/28/2023

Page 39

Account: 38 Card: 1 of 1

Map/Lot:
 Location:

010-028
 345 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 09/14/2014
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Ocean	85,000.00	49,563	100%		49,563
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.34			Land Total			55,563

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	784 Sqft	Grade C 100	Base	112,487
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,968
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Typical	Typical	Average	Typical	120,519	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	104,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1988	360	C 100	7.603	Ava.	87%	100%	100%	6.615
Encl Frame Porch	1988	224	C 100	3.044	Ava.	87%	100%	100%	2.648
Frame Shed	1988	48	E 100	633	Ava.	87%	100%	100%	551
Frame Shed	1988	96	E 100	878	Ava.	87%	100%	100%	764
Wood Deck	1988	216	C 100	1.978	Ava.	87%	100%	100%	1.721
Wood Deck	1988	48	C 100	634	Ava.	87%	100%	100%	552
Outbuilding Total									12,851

Acpt Land 55,600 **Accepted Bldg** 117,700 **Total** 173,300

PERRY
 Name: GEORGE, VINCENT Z
 GEORGE, DARLA J

Valuation Report

12/28/2023

Page 40

Account: 39 Card: 1 of 1

Map/Lot:
 Location:

003-032
 CANNON HILL RD.

Neighborhood 6 CANNON HILL RD
 Tree Growth 2016
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 08/07/2014
 Sale Price 14,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Softwood	135.00	1,924	100%		1,924
14.00	Acres-Mixed Wood	165.00	2,195	100%		2,195
Total Acres 29.00			Land Total			4,119
Acpt Land		4,100	Accepted Bldg		0	Total
						4,100

PERRY
 Name: KIMBALL, MATTHEW
 COLLINS, COLLINS, ERIN

Valuation Report

12/28/2023
 Page 41
 005-003
 US RTE ONE

Account: 40 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Sale Data
 Sale Date 11/04/2019
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean ---	25,000.00	25,000	50%	Unimproved	12,500	
3.00	Acres-Wasteland	120.00	360	100%	View/Envir	360	
Total Acres 4.00			Land Total		12,860		
Acpt Land		12,900	Accepted Bldg		0	Total	12,900

PERRY
 Name: HILDERBRAND, LARRY

Valuation Report

12/28/2023

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Map/Lot: 011-029

Account: 41 Card: 1 of 1

Location: 848 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 12/07/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
40.36	Acres-Rear Land 2	450.00	18,162	100%		18,162
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 41.36			Land Total			36,162

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2021	120	E 100	1.000	Ava.	95%	100%	100%	950	
							Outbuilding Total			950
Accpt Land		36,200	Accepted Bldg		1,000	Total		37,200		

Account: 42 Card: 1 of 1

Map/Lot: 005-042
Location: 501 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 07/01/1996
Sale Price 15,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

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

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

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Obsolete	Obsolete	Poor	Inadeq.	17,837	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		49%	64%	100%	5,594

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1950	288	E 100	1.277	Poor	Phy 49%	Func 50%	Econ 100%	313
Frame Shed	2000	192	E 100	1.368	Poor	71%	100%	100%	971
Wood Deck	2000	202	E 100	933	Poor	71%	100%	100%	662
Outbuilding Total									1,946

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

PERRY
 Name: BATISTA, MANUEL JR

Valuation Report

12/28/2023
 Page 44
 015-020-001
 US RTE ONE

Account: 43 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800	
Total Acres 25.00			Land Total			28,800	
Acpt Land		28,800	Accepted Bldg		0	Total	28,800

PERRY
 Name: SMALL, CINDY L
 4756

Valuation Report

12/28/2023

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Account: 44 Card: 1 of 1

Map/Lot:
 Location:

015-045
 33 LAKE RD

Neighborhood 4 LAKE RD

Sale Data

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

Sale Date 02/17/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.77	Acres-Baselot (Fract)	20,000.00	17,550 100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.77				Land Total	23,550

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	784 Sqft	Grade D 100	Base	93,530
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,715
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,778
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Fair	Typical	84,037
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	100% 100%	42,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1910	270	D 100	6.358	Fair	50%	100%	100%	3,179
Wood Deck	1910	270	D 100	1.976	Fair	50%	100%	100%	988
Outbuilding Total									4,167

Acpt Land

23,600

Accepted Bldg

46,200

Total

69,800

PERRY
 Name: BECHARD, TRUSTEES, ERIC
 BECHARD FAMILY COTTAGE TRUST
 Account: 45 Card: 1 of 1

Valuation Report

12/28/2023

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Map/Lot:
 Location:

012-006
 51 BECHARD LN

Neighborhood 12 GOLDING RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
2.70	Acres-Rear Land 2	450.00	1,215	100%		1,215
Total Acres 3.70			Land Total			81,215

Dwelling Description				Replacement Cost New		
Conventional	One Story	448 Sqft	Grade E 100	Base		29,906
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		-2,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-354
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Obsolete	Obsolete	Average	Typical	23,864
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	90%	100%	19,330	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1994	96	E 100	509	Ava-	84%	100%	100%	428
Wood Deck	1994	52	E 100	333	Ava-	84%	100%	100%	280
One Storv Frame	1994	470	E 100	4.963	Ava-	84%	50%	100%	2,085
Outbuilding Total									2,793

Acpt Land	81,200	Accepted Bldg	22,100	Total	103,300
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Neighborhood 6 CANNON HILL RD

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

Sale Data
Sale Date 10/12/2021
Sale Price 226,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
23.00	Acres-Rear Land 2	450.00	10,350	100%		10,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 24.00						Land Total 28,350

Dwelling Description				Replacement Cost New		
Conventional	One Story	960 Sqft	Grade C 100	Base		88,536
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-3,320
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,392
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1997	2004	Typical	Typical	Average	Typical		91,608
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)		
None	None	90%	100%	100%	82,447		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcld
						Phy	Func	Econ	
One Storv Frame	2004	560	C 100	11.827	Ava.	90%	100%	100%	10.644
Frame Shed	1997	504	C 100	5.926	Ava.	90%	100%	100%	5.333
Frame Shed	1997	200	C 100	2.819	Ava.	90%	100%	100%	2.537
Frame Garage	2005	864	C 100	18.679	Ava.	90%	100%	100%	16.811
Frame Shed	1997	400	D 100	3.988	Poor	69%	100%	100%	2.752
Frame Shed	1997	200	E 100	1.410	Poor	69%	100%	100%	973
Outbuilding Total									39,050

Acpt Land 28,400 **Accepted Bldg** 121,500 **Total** 149,900

Account: 47 Card: 1 of 1

Map/Lot: 010-056
Location: 507 SHORE RD

Neighborhood 19 SHORE RD		Sale Data
Zoning/Use	Shoreland.....	Sale Date 11/01/1998
Topography	Rolling	Sale Price 50,000
Utilities	Drilled WellSeptic System	Sale Type
Street	Semi-Improved	Financing
		Verified
		Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Ocean	85,000.00	110,826	100%		110,826
1.80	Acres-Rear Land 1	3,000.00	5,400	100%		5,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50			Land Total			122,226

Dwelling Description				Replacement Cost New		
Contemporary	One & 3/4 Story	1,346 Sqft	Grade A 100	Base		251,648
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	673 Sqft, Grade B	Basement Gar	None	Fin Bsmt		12,619
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,124
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		18,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		7,500
Insulation	Heavy			Insulation		1,767
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Modern	Modern	Average	Typical	296,658
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						269,959

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
One Storv Frame	2000	144	A 100	4.562	Ava.	91%	100%	100%	4.151
Wood Deck	2000	144	A 100	2.103	Ava.	91%	100%	100%	1.914
One Storv Frame	2000	72	A 100	2.282	Ava.	91%	100%	100%	2.077
Unfinished Attic	2000	72	A 100	1.662	Ava.	91%	100%	100%	1.512
Open Frame Porch	2000	208	A 100	2.637	Ava.	91%	100%	100%	2.400
Wood Deck	2000	242	A 100	3.279	Ava.	91%	100%	100%	2.984
Wood Deck	2000	112	A 100	1.719	Ava.	91%	100%	100%	1.564
Open Frame Porch	2000	88	A 100	1.245	Ava.	91%	100%	100%	1.133
2S Frame Garage	2000	1021	A 100	44.913	Ava.	91%	100%	100%	40.871
Finished Attic	2000	1021	A 100	16.704	Ava.	91%	100%	100%	15.201
Outbuilding Total									73,807

Acpt Land	122,200	Accepted Bldg	343,800	Total	466,000
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PERRY
 Name: FRADETTE, ROBERT
 FRADETTE, PATRICIA

Valuation Report

12/28/2023

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Account: 48 Card: 1 of 1

Map/Lot:
 Location:

002-010-001-001
 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Sale Data
 Sale Date 09/05/2017
 Sale Price 18,500
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000	
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000	
Total Acres 2.00			Land Total			18,000	
Acpt Land		18,000	Accepted Bldg		0	Total	18,000

PERRY
 Name: WAGNER, JOHN MARK

Valuation Report

12/28/2023

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Map/Lot:
 Location:

001-003-00A-007
 BIRCH PT

Account: 49 Card: 1 of 1

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 03/01/2002
 Sale Price 42,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	100%		104,103	
9.10	Acres-Rear Land 1	3,000.00	27,300	100%		27,300	
Total Acres 10.60			Land Total			131,403	
Acpt Land		131,400	Accepted Bldg		0	Total	131,400

PERRY
Name: BISHOP, DWIGHT

Valuation Report

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Page 51
015-011
306 LAKE RD

Account: 50 Card: 1 of 1 Map/Lot: Location:

Neighborhood 4 LAKE RD

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

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

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

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	920 Sqft	Grade C 110	Base		95,852
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-2,272
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total		
Built	Renovated	Kitchens	Baths	Condition	Layout				
1975	0	Typical	Typical	Below Average	Typical		93,582		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Delapidation		None		77%	86%	100%	61,969		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1S Ma Overhana	1975	40	C 110	1.514	Ava-	77%	86%	100%	1,003
Outbuilding Total							1,003		
Accpt Land		18,000	Accepted Bldg		63,000	Total		81,000	

PERRY
 Name: NORTHERN NEW ENGLAND DIV OF THE

Valuation Report

12/28/2023
 Page 52
 006-040-001
 COUNTY RD

Account: 51 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

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

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 43 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
Total Acres 1.00					Land Total	20,000	
Accpt Land		20,000	Accepted Bldg		0	Total	20,000

PERRY
Name: DEMMONS, AMBER

Valuation Report

12/28/2023

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Account: 52 Card: 1 of 1

Map/Lot: 015-016-001
Location: 753 GOLDING RD

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 04/29/2022
Sale Price 170,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.00			Land Total			24,300

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,110 Sqft	Grade C 100	Base		142,518
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,219
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		10,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Heavy			Insulation		1,110
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Typical	Typical	Below Average	Typical	161,847	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		83%	81%	100%	108,810

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	240	C 100	2.170	Ava-	83%	81%	100%	1.459
Wood Deck	1991	68	C 100	794	Ava-	83%	81%	100%	534
Outbuilding Total									1,993

Acpt Land 24,300 **Accepted Bldg** 110,800 **Total** 135,100

Account: 55 Card: 1 of 1

Map/Lot: 016-001
Location: 1883 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 03/06/2008
Topography	Level	Sale Price 90,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Baselot (Fract)	20,000.00	19,287	100%		19,287
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.93			Land Total			25,287

Commercial Description						
Occupancy Type	Convenience....		Convenience....			
Class & Quality	Frame.....Fair		Frame.....Fair			
# Dwelling Units	0		0			
Exterior	Wood Siding		Wood Siding			
Stories & Height	1 STORY @ 8'		1 STORY @ 8'			
Heating/Cooling	Forced Warm Air		Forced Warm Air			
Built	1981		2021			
Remodeled	0		0			
Base Cost/Sqft		30.36			30.36	
Heat-Cool/Sqft	+	3.10			3.10	
Total		33.46			33.46	
Size Factor	X	1.050			1.338	
Adjusted Cost/Sqft		35.13			44.77	
Total Square Feet	X	1,625			384	
Replacement Cost		57,086			17,192	
Condition	Good		Good			
% Good Physical	X	.74			.95	
Functional	X	1.00			1.00	
Subtotal		42,244			16,332	
Economic Factor	X 1.00		Total Value		58,576	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
U/G Tank /00Gal	1985	20	B 100	3.259	Good	92%	100%	100%	2.998	
U/G Tank /00Gal	1985	30	B 100	3.829	Good	92%	100%	100%	3.523	
Open Frame Porch	1985	215	B 100	2.265	Good	92%	100%	100%	2.084	
Outbuilding Total									8,605	

Acpt Land	25,300	Accepted Bldg	67,200	Total	92,500
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PERRY
 Name: BISHOP,HERBERT E & KATHRYN E
 LIFE ESTATE

Valuation Report

12/28/2023
 Page 55
 015-007
 9 BISHOP LN

Account: 56 Card: 1 of 2

Map/Lot:
 Location:

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

Reference 1 LIFE ESTATE - TAMMY BISHOP B4038P51
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2017 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Lake	80,000.00	113,137	100%		113,137
88.00	Acres-Softwood	135.00	11,286	100%		11,286
17.00	Acres-Mixed Wood	165.00	2,665	100%		2,665
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 119.00			Land Total			168,038

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,816 Sqft	Grade B 100	Base		158,983
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	1 Sqft, Grade 0.00	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,292
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,135
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Typical	Typical	Average	Typical	168,410
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	159,990	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
Frame Garage	2016	768	D 100	13.979	Ava-	90%	100%	100%	12.581
Frame Shed	2016	388	D 100	3.887	Ava-	90%	100%	100%	3.498
Frame Shed	2016	81	E 100	802	Poor	75%	100%	100%	602
Frame Shed	2016	80	D 100	1.306	Ava.	95%	100%	100%	1.241
Open Frame Porch	2016	30	D 100	313	Ava.	95%	100%	100%	297
Open Frame Porch	2016	96	B 100	1.115	Ava.	95%	100%	100%	1.059
One Storv Frame	2016	408	B 100	10.771	Ava.	95%	100%	100%	10.232
2S Frame Shed	1992	961	E 100	7.828	Fair	77%	100%	100%	6.028
Outbuilding Total									35,538

Acpt Land 168,000 **Accepted Bldg** 195,500 **Total** 363,500

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

Valuation Report

12/28/2023

Page 56

Account: 56 Card: 2 of 2

Map/Lot:
 Location:

015-007
 43 BISHOP LN

Neighborhood 4 LAKE RD

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

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

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

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1960	0	Typical	Typical	Average	Typical				88,302	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	76%	100%	100%	67,110					
Outbuildings/Additions/Improvements						Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storv Frame	1960	264	C 100	5.576	Ava.	76%	100%	100%	4.238	
One Storv Frame	1960	196	C 100	4.140	Ava.	76%	100%	100%	3.146	
Wood Deck	1960	100	C 100	1.050	Ava.	76%	100%	100%	798	
Wood Deck	1960	60	C 100	730	Ava.	76%	100%	100%	555	
Open Frame Porch	1960	160	C 100	1.387	Ava.	76%	100%	100%	1.054	
Outbuilding Total									9,791	
Acpt Land		0		Accepted Bldg		76,900		Total	76,900	

PERRY
Name: BISHOP,HERBERT E & KATHRYN E
LIFE ESTATE
Account: 56

Valuation Report

12/28/2023
Page 57
015-007
43 BISHOP LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	168,000	195,500	363,500	168,000	195,500	363,500
2	0	76,900	76,900	0	76,900	76,900
TOTAL	168,000	272,400	440,400	168,000	272,400	440,400

PERRY
 Name: JOHNSON, BOBBI KIM

Valuation Report

12/28/2023
 Page 58
 012-005-001
 BECHARD LN

Account: 57 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

Sale Data
 Sale Date 05/05/2021
 Sale Price 0
 Sale Type Land Only
 Financing FHA or VA
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Lake	80,000.00	80,000	90%	Unimproved	72,000	
3.50	Acres-Rear Land 2	450.00	1,575	100%		1,575	
Total Acres 4.50			Land Total			73,575	
Acpt Land		73,600	Accepted Bldg		0	Total	73,600

PERRY
 Name: BESS, LISA M
 DIMAURO, JON F

Valuation Report

12/28/2023
 Page 59
 003-025-001
 LEACH POINT RD

Account: 58 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD

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

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
3.50	Acres-Rear Land 1	3,000.00	10,500	60%	View/Envir	6,300	
Total Acres 4.50			Land Total			24,300	
Acpt Land		24,300	Accepted Bldg		0	Total	24,300

PERRY
 Name: BRAGG, KYLE T
 BRAGG, EVA L

Valuation Report

12/28/2023

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Account: 59 Card: 1 of 1

Map/Lot:
 Location:

010-002
 1391 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

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

Sale Date 05/12/2021
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 6

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
2.54	Acres-Rear Land 1	3,000.00	7,620	100%		7,620
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.54					Land Total	43,620

Commercial Description

Occupancy Type	Retail Store....		Mini Warehouse..	
Class & Quality	Rigid Frame.Avg.		Rigid Frame.Avg.	
# Dwelling Units	0		0	
Exterior	Aluminum/Vinyl		Aluminum/Vinyl	
Stories & Height	1 STORY @ 12'		1 STORY @ 12'	
Heating/Cooling	Wall/Floor Furn		NONE	
Built	1993		1993	
Remodeled	0		0	
Base Cost/Sqft		33.23		16.05
Heat-Cool/Sqft	+	1.32		0.00
Total		34.55		16.05
Size Factor	X	1.146		1.083
Adjusted Cost/Sqft		39.59		17.38
Total Square Feet	X	1,920		1,640
Replacement Cost		76,013		28,503
Condition	Good		Average	
% Good Physical	X	.84		.76
Functional	X	1.00		1.00
Subtotal		63,851		21,662
Economic Factor	X 1.00		Total Value	85,513

Acpt Land 43,600 **Accepted Bldg** 85,500 **Total** 129,100

PERRY
Name: POTTLE, DAVID

Valuation Report

12/28/2023

Page 61

Account: 60 Card: 1 of 1

Map/Lot: 010-033-A
Location: SHORE RD

Neighborhood 19 SHORE RD

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

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

Commercial Description

Occupancy Type	Manufacturing...		
Class & Quality	Rigid Frame.Avg.		
# Dwelling Units	0		
Exterior	Aluminum/Vinyl		
Stories & Height	1 STORY @ 10'		
Heating/Cooling	Warm/Cool Air		
Built	2010		
Remodeled	0		
Base Cost/Sqft		21.58	
Heat-Cool/Sqft	+	8.57	
Total		30.15	
Size Factor	X	1.118	
Adjusted Cost/Sqft		33.71	
Total Square Feet	X	1,610	
Replacement Cost		54,273	
Condition	Good		
% Good Physical	X	.95	
Functional	X	1.00	
Subtotal		51,559	
Economic Factor	X 1.00		
		Total Value	51,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Stable w/Loft	1993	1200	D 100	12.440	Ava.	89%	100%	100%	11.072
Frame Shed	1993	640	D 100	5.999	Ava-	84%	100%	100%	5.039
Outbuilding Total									16,111

Acpt Land	0	Accepted Bldg	67,700	Total	67,700
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PERRY
 Name: DIMAURO, JON F
 BESS, LISA M

Valuation Report

12/28/2023

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Account: 61 Card: 1 of 1

Map/Lot:
 Location:

003-010
 LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
0.80	Acres-Ocean ---	25,000.00	22,361	100%		22,361
Total Acres 0.80			Land Total			22,361
Acpt Land		22,400	Accepted Bldg		0	Total
						22,400

PERRY
 Name: BOTELHO, ROLAND J
 BOTELHO, ELIZABETH
 Account: 62 Card: 1 of 1

Valuation Report

12/28/2023
 Page 63
 011-007
 42 FOX FIELD LN

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
59.60	Acres-Rear Land 2	450.00	26,820	100%		26,820
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 60.60						Land Total 43,620

Dwelling Description				Replacement Cost New		
Conventional	One Story	720 Sqft	Grade C 100	Base		73,600
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-72
						0
						0
Foundation	Concrete	Basement	Dry None	Basement		-2,840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,138
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	1/4 Finished			Attic		3,980
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-720
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition			
2016	0	Typical	Typical	Average	Typical		78,810
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	74,870

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2016	147	C 100	1.426	Ava.	95%	100%	100%	1,355	
Encl Frame Porch	2016	20	C 100	959	Ava.	95%	100%	100%	911	
Wood Deck	2016	264	C 100	2.362	Ava.	95%	100%	100%	2,244	
Frame Shed	2016	384	E 100	2.350	Poor	75%	50%	100%	881	
One Storr Frame	1960	552	E 110	6.412	Ava.	76%	100%	100%	4,873	
Outbuilding Total									10,264	

Acpt Land 43,600 **Accepted Bldg** 85,100 **Total** 128,700

Account: 63 Card: 1 of 1

Map/Lot: 012-014
Location: 536 GOLDING RD

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 04/11/2019
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	95%		11,400
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.00					Land Total	25,500

Dwelling Description				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 110	Base	89,706
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	1,505
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Poor	Typical	87,665
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	62%	100%	100%	54,352	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1980	288	C 110	6.691	Poor	62%	100%	100%	4.148
Frame Garage	1980	480	C 110	13.371	Poor	62%	100%	100%	8.290
Wood Deck	1980	96	C 110	1.120	Poor	62%	100%	100%	694
Outbuilding Total									13,132

Acpt Land	25,500	Accepted Bldg	67,500	Total	93,000
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PERRY
 Name: HARRIMAN, PHILIP E
 CLIFFORD, BETH E

Valuation Report

12/28/2023

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Account: 64 Card: 1 of 1

Map/Lot:
 Location:

003-024
 LEACH POINT RD

Neighborhood 9 LEACH PT RD

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Misc (Fract)	12,000.00	14,697	100%		14,697	
Total Acres 1.50					Land Total	14,697	
Acpt Land		14,700	Accepted Bldg		0	Total	14,700

PERRY
 Name: BOWEN,DANA ET AL &
 BOWEN,RICHARD W & RHONDA L 1/6
 Account: 65 Card: 1 of 1

Valuation Report

12/28/2023
 Page 66
 003-026
 CANNON HILL RD

Map/Lot:
 Location:

Neighborhood 6 CANNON HILL RD

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

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Misc (Fract)	12,000.00	20,785	100%		20,785
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600
Total Acres 21.00			Land Total			38,485
Acpt Land		38,500	Accepted Bldg		0	Total
						38,500

PERRY
 Name: JONES, SCOTT F
 JONES, MARY

Valuation Report

12/28/2023

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Account: 66 Card: 1 of 2

Map/Lot:
 Location:

006-021
 1038 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 05/01/1995
 Sale Price 138,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
8.89	Acres-Rear Land 2	450.00	4,001	100%		4,001
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.89						Land Total 30,001

Dwelling Description

Replacement Cost New

Conventional	One Story	1,288 Sqft	Grade C 110	Base	115,324
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,054
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1950	Typical	Typical	Average	Typical	127,278
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	69%	100%	100%	87,822	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1940	84	C 110	1.774	Ava.	69%	100%	100%	1,224
Patio	1940	48	C 110	946	Ava.	69%	100%	100%	653
Wood Deck	1940	396	C 110	3.760	Ava.	69%	100%	100%	2,594
Bulkhead	1940	30	C 110	1.168	Ava.	69%	100%	100%	806
Open Frame Porch	1940	26	C 110	386	Ava.	69%	100%	100%	266
Frame Garage	1940	675	C 110	17.015	Ava.	69%	100%	100%	11,740
Frame Shed	1940	144	E 100	1.124	Ava.	69%	100%	100%	776
Outbuilding Total									18,059

Acpt Land

30,000

Accepted Bldg

105,900

Total

135,900

PERRY
 Name: JONES, SCOTT F
 JONES, MARY

Valuation Report

12/28/2023

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Account: 66 Card: 2 of 2

Map/Lot:
 Location:

006-021
 1044 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 05/01/1995
 Sale Price 138,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Paved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 1.00			Land Total			20,000

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1920	1278	D 100	22.133	Fair	50%	100%	100%	11,066
Outbuilding Total									11,066
Acpt Land		20,000	Accepted Bldg		11,100	Total		31,100	

PERRY
Name: JONES, SCOTT F
JONES, MARY
Account: 66

Valuation Report

12/28/2023
Page 69
006-021
1044 US RTE ONE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	30,000	105,900	135,900	30,000	105,900	135,900
2	20,000	11,100	31,100	20,000	11,100	31,100
TOTAL	50,000	117,000	167,000	50,000	117,000	167,000

PERRY
 Name: BOYLE, PAULA JANE

Valuation Report

12/28/2023

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Map/Lot: 011-028

Account: 67 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500	
Total Acres 11.00			Land Total		15,300		
Acpt Land		15,300	Accepted Bldg		0	Total 15,300	

PERRY
 Name: GOVE, SHANNON E
 LAWRENCE, ROSS W

Valuation Report

12/28/2023
 Page 71
 014-015-001
 SOUTH MEADOW RD

Account: 68 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 10/18/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
0.19	Acres-Lake	80,000.00	34,871	10%	Size/Shape		3,487
Total Acres 0.19					Land Total		3,487
Accpt Land		3,500	Accepted Bldg		0	Total	3,500

PERRY
 Name: WHITE, GALE
 JONES, JONES, MCGINLEY
 Account: 69 Card: 1 of 1

Valuation Report

12/28/2023
 Page 72
 017-005
 27 LUPINE WAY

Neighborhood 12 GOLDING RD

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

Sale Data
 Sale Date 12/20/2017
 Sale Price 98,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
0.65	Acres-Rear Land 2	450.00	293	100%		293
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.65						Land Total 85,093

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	280 Sqft	Grade D 100	Base		59,085
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-2,755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-773
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,100
Insulation	Minimal			Insulation		-344
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				59,313
1950	0	Typical	Typical	Fair				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		59%	100%	100%	34,995	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1950	532	D 100	9.214	Fair	59%	100%	100%	5.436
Encl Frame Porch	1950	340	D 100	3.469	Fair	59%	100%	100%	2.047
Outbuilding Total									7,483

Acpt Land 85,100 **Accepted Bldg** 42,500 **Total** 127,600

PERRY
Name: FRANCIS, DOROTHY A

Valuation Report

12/28/2023

Page 73

Map/Lot:

003-038

Location:

12 LEACH PT RD

Account: 70 Card: 1 of 1

Neighborhood 9 LEACH PT RD
Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 01/01/2010
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00			Land Total			25,050

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	320 Sqft	Grade D 110	Base		67,888
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-3,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-684
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1987	0	Typical	Typical	Average	Typical		64,130
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	86%	100%	100%	55,152		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1995	156	D 110	2.972	Ava.	86%	100%	100%	2.556
Unfin Basement	1995	156	D 110	3.073	Ava.	86%	100%	100%	2.643
One Storv Frame	1995	78	D 110	1.486	Ava.	86%	100%	100%	1.278
One Storv Frame	1987	240	D 110	4.573	Ava.	86%	100%	100%	3.933
Open Frame Porch	1995	128	D 110	1.027	Ava.	86%	100%	100%	883
Frame Shed	1995	143	D 100	1.834	Ava-	84%	100%	100%	1.541
One Storv Frame	1973	314	D 100	5.438	Ava-	76%	100%	100%	4.133
Outbuilding Total									16,967

Acpt Land 25,100 **Accepted Bldg** 72,100 **Total** 97,200

PERRY
 Name: DORE, ROBERT S
 DORE, BARBARA A
 Account: 71 Card: 1 of 1

Valuation Report

12/28/2023
 Page 74
 004-023
 OLD EASTPORT RD

Map/Lot:
 Location:

Neighborhood 16 OLD EASTPORT RD

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

Sale Data
 Sale Date 12/28/2016
 Sale Price 33,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean/Cove	50,000.00	50,000	50%	Size/Shape	25,000	
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800	
Total Acres 25.00			Land Total		35,800		

Acpt Land	35,800	Accepted Bldg	0	Total	35,800
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PERRY
 Name: MOORES, MATTHEW E
 PERSONAL REPRESENTATIVE

Valuation Report

12/28/2023
 Page 75
 006-048-001
 34 MAHAR LN

Account: 72 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 MAHAR LN

Sale Data

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

Sale Date 05/01/1994
 Sale Price 7,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
Total Acres 8.00			Land Total			15,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Percent Good	Value Rcnld
12Mobile Home	1962									200
----- S O U N D V A L U E -----										200
Outbuilding Total										200
Acpt Land		15,200	Accepted Bldg		200	Total				15,400

PERRY
 Name: FRANKLIN, JOHN E
 FRANKLIN, ELIZA V

Valuation Report

12/28/2023

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Account: 73 Card: 1 of 1

Map/Lot:
 Location:

006-032
 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data
 Sale Date 06/13/2013
 Sale Price 19,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950	
Total Acres 12.00			Land Total		15,750		
Acpt Land		15,800	Accepted Bldg		0	Total	15,800

PERRY

Valuation Report

12/28/2023

Name: BROOKS, JANE LESLIE

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BROOKS, KENNETH L

Map/Lot:

014-012

Account: 74 Card: 1 of 1

Location:

EAGLE COVE RD

Neighborhood 11 SOUTH MEADOW RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

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

PERRY
 Name: BROOKS, KENNETH L
 BROOKS, JANE

Valuation Report

12/28/2023

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Account: 75 Card: 1 of 1

Map/Lot:
 Location:

014-013
 32 EAGLE COVE RD

Neighborhood 11 SOUTH MEADOW RD

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

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

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

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

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	266 Sqft	Grade E 50	Base	12,773
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-444
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	266	Insulation	-67
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1961	0	None	None	Fair	Inadeq.	9,864	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)
None			no electricity..	64%	73%	90%	4,148

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

PERRY
 Name: HAMBLIN, DANIEL P
 SHIELDS, VICKI A

Valuation Report

12/28/2023

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Account: 76 Card: 1 of 1

Map/Lot:
 Location:

018-039+040
 86 SHORE RD

Neighborhood 19 SHORE RD
 Tree Growth 2006
 Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2016

Sale Data
 Sale Date 06/07/2004
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
16.00	Acres-Mixed Wood	165.00	2,508	100%		2,508
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 18.00			Land Total			28,628

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,540 Sqft	Grade C 100	Base	121,074
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	-16,401
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Heavy			Insulation	770
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		
1955	2004	Typical	Typical	Average			116,443
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	86,168

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1955	128	C 100	1.139	Ava.	74%	100%	100%	843
Frame Shed	1955	480	C 100	5.681	Ava.	74%	100%	100%	4.204
Frame Shed	1955	252	D 100	2.747	Ava.	74%	100%	100%	2.033
One Storr Frame	2017	360	C 100	7.603	Ava.	74%	100%	100%	5.626
Outbuilding Total									12,706

Acpt Land 28,600 **Accepted Bldg** 98,900 **Total** 127,500

PERRY
 Name: CLAVERIE, ALEXANDER G
 CLAVERIE, MONIQUE

Valuation Report

12/28/2023
 Page 80
 005-071-001
 LEACH PT RD

Account: 77 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD

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

Sale Data
 Sale Date 05/20/2019
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000	
Total Acres 1.00				Land Total		15,000	
Acpt Land		15,000	Accepted Bldg		0	Total	15,000

Account: 78 Card: 1 of 1

Map/Lot:
Location:

013-004
HAMLET ST

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 09/11/2018
Sale Price 239,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Exempt Property

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 40 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Baselot (Fract)	50,000.00	141,421	100%		141,421
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
47.00	Acres-Rear Land 2	450.00	21,150	100%		21,150
6.00	# -Lot Improvements	3,000.00	18,000	100%		18,000
Total Acres 75.00			Land Total			200,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Two Storr Frame	2022			----	SOUND	VALUE	----			200.000
Two Storr Frame	2022			----	SOUND	VALUE	----			200.000
Two Storr Frame	2022			----	SOUND	VALUE	----			200.000
Two Storr Frame	2022			----	SOUND	VALUE	----			200.000
Two Storr Frame	2022			----	SOUND	VALUE	----			200.000
Two Storr Frame	2022			----	SOUND	VALUE	----			200.000
One Storr Frame	2022			----	SOUND	VALUE	----			175.000
Outbuilding Total										1,375,000

Acpt Land 200,600 **Accepted Bldg** 1,375,000 **Total** 1,575,600

PERRY
 Name: SEHL, WILLIAM JR
 SEHL, DEBORAH

Valuation Report

12/28/2023

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Account: 79 Card: 1 of 1

Map/Lot: 014-002
 Location: 972 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 01/11/2023
 Sale Price 205,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
39.00	Acres-Rear Land 2	450.00	17,550	100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00						Land Total 43,550

Dwelling Description

Replacement Cost New

Conventional	One Story	1,400 Sqft	Grade C 100	Base	113,220
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,900
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	1975	Typical	Typical	Good	Typical	115,120
Functional Obsolescence						Value(Rcnld)
None		None		85%	100%	97,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1918	160	C 100	1.530	Good	85%	100%	100%	1,300
Outbuilding Total									1,300

Acpt Land

43,600

Accepted Bldg

99,200

Total

142,800

PERRY
 Name: MORRISON, GERALD

Valuation Report

12/28/2023

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Map/Lot:

018-044

Location:

GLEASON PT RD

Account: 80 Card: 1 of 1

Neighborhood 1 NO PUBLIC RD FRONT

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
0.89	Acres-Rear Land 2	450.00	401	100%		401	
Total Acres 1.89			Land Total		18,401		
Acpt Land		18,400	Accepted Bldg		0	Total	18,400

PERRY
 Name: VERZOSA, ANDRES A
 WHAPLES, DAVID G

Valuation Report

12/28/2023

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Account: 81 Card: 1 of 1

Map/Lot:
 Location:

018-041
 10 GLEASON COVE RD

Neighborhood 18 GLEASON PT RD

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

Sale Data
 Sale Date 08/27/2007
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 aucocisco@gmail.com

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.03	Acres-Rear Land 2	450.00	464	100%		464
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.03					Land Total	26,464

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	638 Sqft	Grade D 110	Base	90,899
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-1,857
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-863
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	1930	Old Type	Old Type	Below Average	Typical	88,179	
Functional Obsolescence						Value(Rcnld)	
None		None		Phys. % 60%	Func. % 94%	Econ. % 100%	49,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 Storv Fr	1890	510	D 110	13.212	Ava-	60%	94%	100%	7.451
One Storv Frame	1890	143	D 110	2.724	Ava-	60%	94%	100%	1.536
Encl Frame Porch	1890	260	D 110	3.078	Ava-	60%	94%	100%	1.736
Open Frame Porch	1890	203	D 110	1.551	Ava-	60%	94%	100%	875
Frame Garaae	1890	432	D 100	9.299	Fair	50%	100%	100%	4.650
Outbuilding Total									16,248

Acpt Land

26,500

Accepted Bldg

66,000

Total

92,500

Account: 82 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

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

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

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

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

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1895	136	E 100	1.436	Fair	50%	90%	100%	646
Open Frame Porch	1895	447	E 100	1.802	Fair	50%	90%	100%	811
Frame Shed	2012	160	D 100	1.976	Ava.	95%	100%	100%	1,877
Frame Shed	1895	120	E 100	1.000	Ava.	65%	100%	100%	650
Outbuilding Total									3,984

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

Account: 83 Card: 1 of 1

Location: 843 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 12/21/2011
Sale Price 57,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Lake	80,000.00	138,564	100%		138,564
5.31	Acres-Rear Land 2	450.00	2,390	100%		2,390
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.31						Land Total 146,954

Dwelling Description				Replacement Cost New	
Conventional	One Story	468 Sqft	Grade C 100	Base	60,935
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-2,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,053
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,287
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	65,365
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	57,521	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1992	138	C 100	1.217	Ava.	88%	100%	100%	1.071
Wood Deck	1992	120	C 100	1.210	Ava.	88%	100%	100%	1.065
Frame Shed	1992	80	C 100	1.593	Ava.	88%	100%	100%	1.402
Outbuilding Total									3,538

Acpt Land	147,000	Accepted Bldg	61,100	Total	208,100
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PERRY
 Name: BROWN, MICHAEL
 BROWN, ELLEN L/E

Valuation Report

12/28/2023
 Page 87
 010-043
 442 SHORE RD

Account: 84 Card: 1 of 2

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

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

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

Dwelling Description				Replacement Cost New		
Conventional	Two Story	814 Sqft	Grade C 100	Base		118,108
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-2,516
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1890	240	C 100	2.005	Ava.	65%	81%	100%	1.055
One Storv Frame	1890	176	C 100	3.717	Ava.	65%	81%	100%	1.957
Wood Deck	1890	192	D 100	1.465	Ava.	65%	100%	100%	952
Frame Shed	1890	192	D 100	2.244	Ava.	65%	100%	100%	1.459
Wood Deck	1890	208	D 100	1.569	Ava.	65%	100%	100%	1.020
Frame Shed	1890	660	D 100	6.166	Ava.	65%	100%	100%	4.008
One Storv Frame	1890	384	C 100	8.110	Ava.	65%	100%	100%	5.272
Frame Garage	1890	384	C 100	10.524	Ava.	65%	100%	100%	6.841
Outbuilding Total									22,564

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

PERRY
 Name: BROWN, MICHAEL
 BROWN, ELLEN L/E

Valuation Report

12/28/2023
 Page 88
 010-043
 444 SHORE RD

Account: 84 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

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

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

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	952 Sqft	Grade B 100	Base		157,456
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		2,588
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		893
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1998	0	Typical	Typical	Average	91%	80%	100%	160,937		
Functional Obsolescence		Economic Obsolescence						Value(Rcnld)		
Incomplete		Location			91%	80%	100%	117,162		
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1998	400	B 100	4.312	Ava.	91%	80%	100%	3,139	
							Outbuilding Total		3,139	
Accpt Land		36,000		Accepted Bldg		120,300		Total	156,300	

PERRY
Name: BROWN, MICHAEL
BROWN, ELLEN L/E
Account: 84

Valuation Report

12/28/2023
Page 89
010-043
444 SHORE RD

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

PERRY
 Name: LEATHERMAN, ROBERT CARL

Valuation Report

12/28/2023

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Map/Lot:

008-015

Location:

LITTLE EGYPT RD

Account: 85 Card: 1 of 1

Neighborhood 24 EGYPT RD

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

Sale Data
 Sale Date 01/17/2017
 Sale Price 220,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Access	9,000	
50.00	Acres-Rear Land 2	450.00	22,500	100%		22,500	
Total Acres 51.00			Land Total		31,500		
Acpt Land		31,500	Accepted Bldg		0	Total	31,500

PERRY
Name: BUBIER, DONNA R

Valuation Report

12/28/2023

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Account: 86 Card: 1 of 1

Map/Lot:
Location:

013-024
767 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

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

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1990	720	D 100	13.311	Poor	66%	100%	100%	8.785
14Mobile Home	1970	12X56	D 100	16.360	Poor	10%	100%	100%	1.636
						Outbuilding Total			10,421

Acpt Land

26,900

Accepted Bldg

10,400

Total

37,300

PERRY
Name: CURRIER, ROSEANNE M

Valuation Report

12/28/2023

Page 92

Map/Lot:

013-033

Account: 87 Card: 1 of 1

Location:

477 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
Sale Date 03/25/2210
Sale Price 90,233
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00					Land Total	28,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	960 Sqft	Grade C 100	Base	127,596
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,784
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	960
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	Typical	Typical	Average	Typical	127,116	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	111,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1992	120	E 100	1.000	Poor	Phy 67%	Func 100%	Econ 100%	670
Frame Shed	1992	64	E 100	714	Ava-	83%	100%	100%	593
Outbuilding Total									1,263

Acpt Land

28,700

Accepted Bldg

113,100 **Total**

141,800

PERRY
Name: UNIVERSITY OF MAINE

Valuation Report

12/28/2023

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Map/Lot: 011-036

Account: 88 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000 90%	Unimproved		10,800	
42.00	Acres-Rear Land 2	450.00	18,900 100%			18,900	
Total Acres 43.00			Land Total			29,700	
Acpt Land		29,700	Accepted Bldg		0	Total	29,700

PERRY
Name: BUDZIK, TIMOTHY M

Valuation Report

12/28/2023

BUDZIK, TODD A & SHERILYNN

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Account: 89 Card: 1 of 1

Map/Lot:
Location:

014-015
20 EAGLE COVE LN

Neighborhood 11 SOUTH MEADOW RD

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

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

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	543 Sqft	Grade D 110	Base	58,758
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-1,799
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-774
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1999	Typical	Typical	Average	Typical	56,185
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	46,072	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1975	168	D 110	1.307	Ava.	82%	100%	100%		1,072
Outbuilding Total										1,072

Acpt Land	71,000	Accepted Bldg	47,100	Total	118,100
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PERRY
 Name: BULMER, CODY L
 BULMER, AMANDA N

Valuation Report

12/28/2023
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 006-011-003
 115 MAHAR LN

Account: 92 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 OLD ROUTE 1

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

Sale Data
 Sale Date 08/05/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	968 Sqft	Grade E 100	Base	41,439
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,808
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-765
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	968	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2017	0	Old Type	Old Type	Fair	Typical	34,866	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		85%	75%	100%	22,227
Acpt Land		18,800	Accepted Bldg		22,200	Total	41,000

Account: 93 Card: 1 of 1

Neighborhood 9 LEACH PT RD

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

Sale Data
Sale Date 07/23/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean -	75,000.00	75,000	100%		75,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.00						Land Total 81,000

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	320 Sqft	Grade E 110	Base	29,816
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-1,874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,062
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,300
Attic	Floor & Stairs			Attic	451
FirePlaces	1			Fireplace	2,750
Insulation	None			Insulation	-176
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1973	0	Obsolete	Obsolete	Below Average	Inadeq.	26,605	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		76%	51%	100%	10,312

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1973	48	E 110	696	Ava-	76%	51%	100%	270
1SFr Overhans	1973	60	E 110	697	Ava-	76%	51%	100%	270
Outbuilding Total									540

Acpt Land 81,000 **Accepted Bldg** 10,900 **Total** 91,900

PERRY
 Name: POTTLE, SANDRA

Valuation Report

12/28/2023

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Map/Lot: 009-017

Account: 94 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data	
Sale Date	04/19/2011
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	50%	Size/Shape	6,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00			Land Total		6,450		
Acpt Land		6,500	Accepted Bldg		0	Total	
						6,500	

PERRY
Name: CLARONI, TRACI

Valuation Report

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Map/Lot:

005-055

Location:

520 CANNON HILL RD

Account: 95 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Sale Data

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

Sale Date 01/23/2006
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Misc (Fract)	12,000.00	10,866	100%		10,866
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.82					Land Total	16,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1975	384	D 100	8.630	Poor	60%	50%	100%	2,589
Outbuilding Total									2,589

Accpt Land 16,900 **Accepted Bldg** 2,600 **Total** 19,500

PERRY
 Name: CALDER, STEPHEN L
 CALDER, STARR M

Valuation Report

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 006-003-00A
 661 US RTE ONE

Account: 96 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data

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

Sale Date 12/01/1997
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	27,350

Dwelling Description

Replacement Cost New

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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Typical	Typical	Average	Typical	156,275	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		94%	100%	100%	146,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	2007	128	B 100	1.424	Ava.	94%	100%	100%	1.339
Frame Shed	2007	72	E 100	756	Fair	84%	100%	100%	635
Bulkhead	2007	50	B 100	1.582	Ava.	94%	100%	100%	1.487
Frame Garage	2007	576	C 100	13.786	Ava.	94%	100%	100%	12.959
Outbuilding Total									16,420

Acpt Land

27,400

Accepted Bldg

163,300 **Total**

190,700

PERRY
 Name: CALDWELL, WAYNE
 RODGERS, SANDRA & ANNE BELLEFLEUR
 Account: 97 Card: 1 of 1

Valuation Report

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 Page 100
 013-013+012-1
 5 MCPHAIL LN

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 11/13/2020
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 22 0 Land Schedule 2

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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1992	16X68	A 100	44.950	Ava.	55%	100%	100%	24.902
Concrete Slab...	1992	1008	C 100	5.040	Ava.	88%	100%	100%	4.435
Wood Deck	1992	128	C 100	1.274	Ava.	88%	100%	100%	1.121
Frame Garage	1993	432	C 110	12.474	Ava.	89%	100%	100%	11.102
Frame Shed	1993	120	C 110	2.202	Ava.	89%	100%	100%	1.960
Encl Frame Porch	2012	156	C 110	2.584	Ava.	95%	100%	100%	2.455
Frame Shed	2016	288	D 100	3.049	Ava.	95%	100%	100%	2.897
Outbuilding Total									48,872
Acpt Land		26,900	Accepted Bldg		48,900	Total			75,800

Account: 98 Card: 1 of 1

Map/Lot: 013-025
Location: 747 SHORE RD

Neighborhood 19 SHORE RD

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

Sale Data
Sale Date 08/01/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 9/2020 PERMIT BZWAY GARAGE
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

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

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,288 Sqft	Grade B 100	Base		124,498
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-161
						0
Foundation	Concrete	Basement	Dry None	Basement		-4,970
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,335
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		805
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	130,007
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Location	89%	100%	100%	115,706	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Encl Frame Porch	1996	100	C 100	1.777	Ava.	90%	100%	100%	1.599
2S Frame Garaae	1996	720	C 100	22.884	Ava.	90%	100%	100%	20.596
Frame Shed	2001	240	C 100	3.228	Ava.	92%	100%	100%	2.970
Frame Garaae	2019	360	E 100	5.058	Ava.	95%	100%	100%	4.805
Outbuilding Total									29,970

Acpt Land 26,900 **Accepted Bldg** 145,700 **Total** 172,600

PERRY
 Name: CLARK, DENNIS
 CLARK, DEBRA

Valuation Report

12/28/2023

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Account: 99 Card: 1 of 1

Map/Lot:
 Location:

001-003-002
 391 BIRCH PT RD

Neighborhood 7 BIRCH PT RD
 Tree Growth 2005
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel
 TG RECERT YEAR 2024

Sale Data
 Sale Date 12/06/2013
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2018 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
63.00	Acres-Mixed Wood	165.00	9,875	100%		9,875
6.00	Acres-Wasteland	120.00	720	100%		720
1.00	Acres-Ocean/Cove	50,000.00	50,000	90%	Size/Shape	45,000
Total Acres 70.00					Land Total	55,595

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	320 Sqft	Grade D 100	Base	44,453
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Raised Seam Metal	Roof	131
					0
Foundation	Piers	Basement	None	Basement	-3,149
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Floor/Wall Unit	Cooling	0% None	Heat	-1,584
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-262
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Typical	Typical	Average	Typical	39,589
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	37,610	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2016	80	D 100	630	Ava.	95%	100%	100%	598
Wood Deck	2016	32	D 100	415	Ava.	95%	100%	100%	394
Outbuilding Total									992

Acpt Land 55,600 **Accepted Bldg** 38,600 **Total** 94,200

PERRY
 Name: WOODMAN, PAUL
 WOODMAN, RUBY LYNN
 Account: 100 Card: 1 of 1

Valuation Report

12/28/2023
 Page 103
 Map/Lot: 015-042-001
 Location: 193 LAKE RD

Neighborhood 4 LAKE RD

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

Sale Data
 Sale Date 06/16/2005
 Sale Price 28,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.80	Acres-Rear Land 2	450.00	1,710	100%		1,710
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.80			Land Total			19,710

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	378 Sqft	Grade D 110	Base		70,671
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement		-1,131
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-511
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1934	0	Typical	Typical	Average	Typical	69,029
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	95%	100%	43,937	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	2010	752	C 100	15.882	Ava.	15.088
Encl Frame Porch	2010	77	C 100	1.542	Ava.	1.465
Unfin Basement	2010	752	C 100	6.143	Ava.	5.836
Wood Deck	1934	149	D 110	1.300	Ava.	827
Frame Shed	1934	480	D 100	4.658	Ava-	2.888
Outbuilding Total						26,104

Acpt Land 19,700 **Accepted Bldg** 70,000 **Total** 89,700

PERRY
 Name: HARRIS, SHAWN
 HARRIS, DENISE

Valuation Report

12/28/2023
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 007-001
 194 SHORE RD

Account: 101 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/01/2002
 Sale Price 49,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
12.00	Acres-Rear Land 4	1,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.00						Land Total 48,000

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,120 Sqft	Grade B 110	Base		193,232
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	280 Sqft, Grade B	Basement Gar	None	Fin Bsmt		5,250
Heating	100% Radiant Floor	Cooling	0% None	Heat		4,528
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		13,750
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,875
Insulation	Heavy			Insulation		1,540
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	225,175
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						207,161

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2002	168	B 110	4.878	Ava.	92%	100%	100%	4.488	
Open Frame Porch	2002	36	B 110	588	Ava.	92%	100%	100%	541	
Open Frame Porch	2002	48	B 110	716	Ava.	92%	100%	100%	659	
Open Frame Porch	2002	280	B 110	3.181	Ava.	92%	100%	100%	2.927	
One Storv Frame	2002	168	B 110	4.878	Ava.	92%	100%	100%	4.488	
Wood Deck	2002	376	B 110	4.479	Ava.	92%	100%	100%	4.121	
One Storv Frame	2002	84	B 110	2.440	Ava.	92%	100%	100%	2.245	
Bulkhead	2002	30	B 110	1.461	Ava.	92%	100%	100%	1.344	
Frame Garage	2002	812	B 110	24.470	Ava.	92%	100%	100%	22.512	
Frame Shed	2002	128	C 100	2.083	Good	94%	100%	100%	1.958	
Outbuilding Total									45,283	

Acpt Land 48,000 **Accepted Bldg** 252,400 **Total** 300,400

Neighborhood 20 GIN COVE RD

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

Sale Data
Sale Date 09/08/2022
Sale Price 18,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fract)	20,000.00	10,000	100%		10,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.25			Land Total			16,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10Mobile Home	1960	10X54	D 100	13.286	Poor	10%	100%	100%	1,329
Encl Frame Porch	1960	220	E 100	1.502	Poor	53%	50%	100%	398
1 & 3/4 Storv Fr	1960	234	E 100	3.509	Poor	53%	50%	100%	930
Open Frame Porch	1960	108	E 100	492	Poor	53%	50%	100%	130
Outbuilding Total									2,787

Acpt Land	16,000	Accepted Bldg	2,800	Total	18,800
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PERRY
 Name: BUCKLIN, FRED W
 TRUSTEE OF SHORE ROAD REALTY TRUST
 Account: 103 Card: 1 of 1

Valuation Report

12/28/2023
 Page 106
 010-059
 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	50,000.00	50,000	90%	Unimproved	45,000	
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000	
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800	
Total Acres 25.00			Land Total		66,800		
Accpt Land		66,800	Accepted Bldg		0	Total	
						66,800	

PERRY
Name: MEYERS-GOTTE, DINA

Valuation Report

12/28/2023

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Map/Lot: 002-020

Account: 104 Card: 1 of 1

Location: 542 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

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

Sale Date 05/09/2013
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.80	Acres-Ocean	85,000.00	76,026 100%		76,026
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.80			Land Total		82,026

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	560 Sqft	Grade D 110	Base	86,447
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,674
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,804
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,510
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2000	Typical	Typical	Below Average	Typical	91,087
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			60%		100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good			Value Rcnld		
				RCN	Cond	Phy		Func	Econ
Frame Garcae	1910	440	D 100	9.410	Ava-	60%	100%	100%	5,646
Frame Shed	1910	200	E 100	1.410	Fair	50%	100%	100%	705
Wood Deck	1910	176	D 110	1.496	Ava-	60%	100%	100%	898
Outbuilding Total									7,249

Acpt Land 82,000 **Accepted Bldg** 61,900 **Total** 143,900

PERRY
 Name: CANDELMO, PASQUALE N
 CANDELMO, GLORIA

Valuation Report

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Account: 105 Card: 1 of 1

Map/Lot: 002-019
 Location: 536 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

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

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

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

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

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1945	90	D 100	795	Ava.	564
2S Frame Garaae	1945	896	C 100	27.011	Ava.	19,178
Frame Shed	1945	280	E 100	1.818	Fair	1,036
Frame Shed	1945	80	E 100	796	Poor	374
Outbuilding Total						21,152

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

PERRY
Name: RAYE, NANCY

Valuation Report

12/28/2023
Page 109
012-008-B
GOLDING RD

Account: 106 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
2.00	# -Lot Improvements	3,000.00	6,000	100%	6,000	
Total Acres 0.00			Land Total		6,000	

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	660 Sqft	Grade D 100	Base	84,082	
Exterior	Wood Siding	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Piers	Basement	None	Basement	-6,494	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,283	
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	4,100	
Insulation	None			Insulation	-812	
Unfin. Living Area	90%			Unfinished	-4,384	

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1908	0	Typical	Typical	Average	Typical	75,209	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		no electricity..		65%	100%	88%	43,117

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1908	408	D 100	2.709	Ava.	65%	100%	88%	1.553	
Wood Deck	1908	134	D 100	1.084	Ava.	65%	100%	88%	622	
One Storv Frame	1908	120	D 100	2.078	Ava.	65%	100%	88%	1.192	
Frame Shed	1908	140	E 100	1.103	Ava.	65%	100%	88%	632	
Outbuilding Total									3,999	

Acpt Land	6,000	Accepted Bldg	47,100	Total	53,100
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PERRY
 Name: RICKER, DARLINGTON JR
 RICKER, LOUISETTE

Valuation Report

12/28/2023

Page 110

Account: 107 Card: 1 of 1

Map/Lot:
 Location:

005-054
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000 90%	Unimproved	10,800	
19.00	Acres-Rear Land 2	450.00	8,550 100%		8,550	
Total Acres 20.00			Land Total		19,350	
Acpt Land		19,400	Accepted Bldg	0	Total	19,400

PERRY
 Name: DAVID, WORTH E
 DAVID, LAURA E A

Valuation Report

12/28/2023

Page 111

Account: 108 Card: 1 of 1

Map/Lot:
 Location:

016-014+016
 197 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.95	Acres-Rear Land 2	450.00	2,228	100%		2,228
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.95			Land Total			20,228

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	672 Sqft	Grade D 110	Base		94,665
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
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					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
1940	0	Old Type	Old Type	Below Average	Typical	94,665
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	64%	94%	100%	56,950	

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Open Frame Porch	1940	80	D 110	693	Ava-	Phy 64% Func 94% Econ 100%	417
Wood Deck	1940	50	D 110	586	Ava-	Phy 64% Func 94% Econ 100%	352
Frame Shed	1940	264	E 100	1.736	Fair	Phy 54% Func 100% Econ 100%	937
Wood Deck	1940	224	D 110	1.841	Ava-	Phy 64% Func 94% Econ 100%	1.107
Outbuilding Total							2,813

Acpt Land 20,200 **Accepted Bldg** 59,800 **Total** 80,000

PERRY
 Name: CARSON,PAUL ET AL

Valuation Report

12/28/2023
 Page 112
 016-042
 US RTE ONE

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

Neighborhood 5 ROUTE 1

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000 90%	Unimproved		18,000	
31.00	Acres-Rear Land 2	450.00	13,950 100%			13,950	
Total Acres 32.00			Land Total			31,950	
Acpt Land		32,000	Accepted Bldg		0	Total	32,000

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

Valuation Report

12/28/2023
 Page 113
 010-041
 25 ALLEN LN

Account: 110 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

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

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

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Ocean	85,000.00	60,104 100%		60,104
1.40	Acres-Rear Land 1	3,000.00	4,200 100%		4,200
1.00	# -Lot Improvements	3,000.00	3,000 100%		3,000
Total Acres 1.90				Land Total	67,304

Dwelling Description

Replacement Cost New

Conventional	One Story	800 Sqft	Grade D 100	Base	63,960
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,036
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Below Average	Typical	54,396	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	41,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1975	144	D 100	1.150	Ava-	77%	100%	100%	886
Wood Deck	1975	64	D 100	625	Ava-	77%	100%	100%	481
Outbuilding Total									1,367

Acpt Land

67,300

Accepted Bldg

43,300

Total

110,600

PERRY
 Name: LAGANA, LAURA

Valuation Report

12/28/2023
 Page 114
 010-007
 US RTE ONE

Account: 111 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.03	Acres-Rear Land 2	450.00	464	100%		464	
Total Acres 2.03			Land Total		18,464		
Acpt Land		18,500	Accepted Bldg		0	Total	
						18,500	

PERRY
 Name: HARRIS, GEORGE JR
 HARRIS, JANNA

Valuation Report

12/28/2023
 Page 115
 015-041-001
 181 LAKE RD

Account: 112 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

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

Sale Date 06/29/2012
 Sale Price 12,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Unimproved	9,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
Total Acres 3.00			Land Total			9,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfin Basement	2004	1728	D 100	8.711	Ava.	93%	90%	100%	7.291
Carport/Canopy	2016	648	E 100	1.877	Ava.	95%	100%	100%	1.783
Outbuilding Total									9,074

Acpt Land

9,900

Accepted Bldg

9,100

Total

19,000

PERRY
 Name: NELSON, DEBRA M
 D M NELSON REVOCABLE LIVING TRUST
 Account: 113 Card: 1 of 1

Valuation Report

12/28/2023

Page 116

Map/Lot:
 Location:

016-013
 198 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 01/07/2022
 Sale Price 575,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.08	Acres-Ocean	85,000.00	241,615	100%		241,615
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
37.42	Acres-Rear Land 2	450.00	16,839	100%		16,839
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 65.50			Land Total			324,454

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,344 Sqft	Grade D 110	Base		141,986
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement		-5,447
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,873
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,412
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,510
Insulation	None			Insulation		-1,818
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value
1869	0	Typical	Typical	Poor						141,776
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
Delapidation		None		40%	75%	100%				42,531

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garae	1976	750	D 110	15.102	Ava.	82%	100%	100%	12,384	
Outbuilding Total										12,384

Acpt Land 324,500 **Accepted Bldg** 54,900 **Total** 379,400

PERRY
 Name: HOLT, DAVID C
 HOLT, CORINNE L

Valuation Report

12/28/2023
 Page 117
 001-003-001-003
 BIRCH PT

Account: 114 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 09/01/2001
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
9.10	Acres-Rear Land 1	3,000.00	27,300	100%		27,300	
Total Acres 10.60			Land Total			120,993	
Acpt Land		121,000	Accepted Bldg		0	Total	
						121,000	

PERRY
Name: CIANCE, PAUL A JR

Valuation Report

12/28/2023
Page 118
015-001-00A
LAKE RD

Account: 115 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 4 LAKE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.15	Acres-Misc (Fract)	12,000.00	4,648 90%	Unimproved	4,183	
Total Acres 0.15			Land Total		4,183	
Acpt Land		4,200	Accepted Bldg	0	Total	4,200

PERRY
 Name: FLETCHER, RUSSELL S
 FLETCHER, KAREN T

Valuation Report

12/28/2023
 Page 119
 016-011
 GIN COVE RD

Account: 116 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 08/31/2016
 Sale Price 115,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Ocean	85,000.00	93,113	90%		83,802
5.83	Acres-Rear Land 1	3,000.00	17,490	100%		17,490
Total Acres 7.03			Land Total			101,292
Acpt Land		101,300	Accepted Bldg		0	Total
						101,300

PERRY
 Name: MACNICHOL, SCOTT

Valuation Report

12/28/2023

Page 120

Map/Lot:

009-054

Location:

14 JOHNSON RD

Account: 117 Card: 1 of 1

Neighborhood 2 JOHNSON RD
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 02/14/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

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

Outbuildings/Additions/Improvements						Value		
Description	Year	Units	Grade	RCN	Cond	Phv	Percent Good Func Econ	Rcnld
Frame Shed	1975			----	SOUND	VALUE	----	200
Frame Shed	1989			----	SOUND	VALUE	----	500
							Outbuilding Total	700
Acpt Land		18,000	Accepted Bldg		700	Total		18,700

PERRY
Name: CLARK, DANA

Valuation Report

12/28/2023
Page 121
010-003
US RTE ONE

Account: 118 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 10/17/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
0.72	Acres-Rear Land 2	450.00	324	100%		324	
Total Acres 1.72			Land Total		18,324		
Acpt Land		18,300	Accepted Bldg		0	Total 18,300	

PERRY
 Name: WATSON, STEPHEN
 WATSON, ERIN

Valuation Report

12/28/2023

Page 122

Account: 119 Card: 1 of 1

Map/Lot:
 Location:

010-004+005
 1381 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 11/11/2021
 Sale Price 193,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.10	Acres-Rear Land 2	450.00	1,395	100%		1,395
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.10					Land Total	27,395

Dwelling Description

Replacement Cost New

Conventional	One Story	1,296 Sqft	Grade C 100	Base	107,386
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,879
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,000
Attic	1/2 Finished			Attic	7,934
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	648
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	Typical	Typical	Average	Typical	121,847	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	107,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
One Storv Frame	1992	480	D 100	8.313	Poor	67%	100%	100%	5.570	
Wood Deck	1992	130	D 100	1.058	Poor	67%	100%	100%	709	
One Storv Frame	1992	117	E 110	1.359	Poor	67%	100%	100%	911	
Bulkhead	1992	25	C 100	1.010	Ava.	88%	100%	100%	889	
One Storv Frame	1992	304	D 100	5.264	Fair	77%	100%	100%	4.053	
Frame Garage	1992	364	D 100	8.351	Fair	77%	100%	100%	6.430	
Frame Shed	1992	216	E 100	1.492	Poor	67%	100%	100%	1.000	
.....	1992			----- S O U N D V A L U E -----					5.000	
								Outbuilding Total	24,562	

Acpt Land

27,400

Accepted Bldg

131,800

Total

159,200

PERRY
 Name: PATTERSON,AUDREY H & WOOD,MICHAEL P
 AUPAT TRUST OF 1986
 Account: 120 Card: 1 of 1

Valuation Report

12/28/2023
 Page 123
 016-050
 DEVEREUX RD OFF

Map/Lot:
 Location:

Neighborhood 21 DEVEREUX RD
 Tree Growth 2000
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2000

Sale Data
 Sale Date 09/30/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200
32.00	Acres-Softwood	135.00	4,104	100%		4,104
4.00	Acres-Mixed Wood	165.00	627	100%		627
Total Acres 38.00			Land Total			85,931

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	400 Sqft	Grade D 100	Base		67,916
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,936
Fin. Basement Area	None	Basement Gar	9 CAR	Fin Bsmt		11,808
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,289
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-4,920
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		287
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1990	0	Obsolete	Obsolete	Average	Inadeq.		69,866
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			88%	86%	100%	52,875

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	200	D 100	1.391	Ava.	88%	86%	100%	1.053
One Storv Frame	1990	140	D 100	2.425	Ava.	88%	86%	100%	1.835
Open Frame Porch	1990	60	D 100	503	Ava.	88%	86%	100%	381
Outbuilding Total									3,269

Acpt Land 85,900 **Accepted Bldg** 56,100 **Total** 142,000

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 124
 018-018
 GOLDING RD

Account: 121 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

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

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.38	Acres-Rear Land 2	450.00	171	100%		171
Total Acres 1.38			Land Total			10,971
Acpt Land		11,000	Accepted Bldg		0	Total
						11,000

PERRY
 Name: CALDER, JODI M
 CALDER, JAMIE M

Valuation Report

12/28/2023

Page 125

Account: 122 Card: 1 of 1

Map/Lot:
 Location:

009-002+003
 241 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 07/10/2020
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00					Land Total	19,800

Dwelling Description

Replacement Cost New

Conventional	One Story	1,092 Sqft	Grade B 100	Base	117,575
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,537
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,007
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	683
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2008	0	Typical	Typical	Average	Typical	105,728	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	99,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	84	B 100	999	Ava.	94%	100%	100%	939
Frame Garage	2008	640	B 100	18.592	Ava.	94%	100%	100%	17,476
Outbuilding Total									18,415

Acpt Land

19,800

Accepted Bldg

117,800

Total

137,600

PERRY
 Name: KANGAS, CORA M (LIFE ESTATE/6WK)
 RITCHIE, GRAYDON JR & CYNTHIA M
 Account: 123 Card: 1 of 1

Valuation Report

12/28/2023
 Page 126
 010-025
 11 FROST COVE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

Reference 1 NO WATER FRONT AND 1/3 ACRE SEND
 Reference 2 LIFE ESTATE/GRAYDON JR & CYNTHIA M
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Baselot (Fract)	80,000.00	45,957	75%	Access	34,467
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.33					Land Total	38,367

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	468 Sqft	Grade C 100	Base		87,137
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% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-702
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	Typical	Typical	Average	Typical	86,435
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	56,183	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Encl Frame Porch	1950	108	C 100	1.859	Ava.	65%	100%	100%		1,208
Outbuilding Total										1,208

Acpt Land 38,400 **Accepted Bldg** 57,400 **Total** 95,800

PERRY
Name: PRESTON, CODY

Valuation Report

12/28/2023

Page 127

Map/Lot: 005-059

Account: 124 Card: 1 of 1

Location: 510 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Sale Data
Sale Date 05/25/2022
Sale Price 96,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.63	Acres-Rear Land 2	450.00	284	100%		284
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.63					Land Total	18,284

Dwelling Description

Replacement Cost New

Double Wide	Two Story	832 Sqft	Grade C 100	Base	95,674
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	832
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Below Average	Typical	100,506
Functional Obsolescence						Value(Rcnld)
None						77,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1SFr Overhanc	1975	26	C 100	549	Ava-	77%	100%	100%		423
Outbuilding Total										423

Acpt Land 18,300 **Accepted Bldg** 77,800 **Total** 96,100

PERRY
 Name: ALLARD, STEPHANIE L
 FRASER, FRASER,SCOTT
 Account: 125 Card: 1 of 1

Valuation Report

12/28/2023
 Page 128
 015-055
 78 POTTLE RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 06/01/1999
 Sale Price 53,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

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

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

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	2001	Typical	Typical	Average	Typical	131,191
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	85,274	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1875	240	C 100	2.005	Ava.	65%	100%	100%	1.303
Open Frame Porch	1875	200	C 100	1.696	Ava.	65%	100%	100%	1.102
One Storr Frame	1875	256	C 100	5.407	Ava.	65%	100%	100%	3.515
Two Storr Frame	1875	160	C 100	5.002	Ava.	65%	100%	100%	3.251
Frame Shed	1875	120	E 100	1.000	Ava.	65%	100%	100%	650
Frame Shed	1875	600	D 100	5.664	Ava.	65%	60%	100%	2.209
Frame Shed	1875	240	E 100	1.614	Ava.	65%	100%	100%	1.049
Outbuilding Total									13,079

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

PERRY
 Name: ALLARD, STEPHANIE L
 FRASER, FRASER,SCOTT

Valuation Report

12/28/2023
 Page 129
 015-056
 POTTLE RD

Account: 126 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data

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

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.34	Acres-Rear Land 2	450.00	1,053	100%		1,053
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.34			Land Total			19,053

Accpt Land 19,100 **Accepted Bldg** 0 **Total** 19,100

PERRY
 Name: CONSTANT, JOHN
 CONSTANT, KAREN

Valuation Report

12/28/2023

Page 130

Account: 127 Card: 1 of 1

Map/Lot: 009-016
 Location: 555 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.12	Acres-Rear Land 2	450.00	954	100%		954
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 3.12						Land Total 18,954

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	480 Sqft	Grade C 100	Base		87,580
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-2,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		420
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	Typical	Value
1940	1998	Typical	Typical	Good			Rcnld
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	77,090
None			None	86%	100%	100%	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
									Rcnld
One Storv Frame	1940	288	C 100	6.083	Good	86%	100%	100%	5.231
Two Storv Frame	1940	400	C 100	12.504	Good	86%	100%	100%	10.753
Unfin Basement	1940	400	C 100	4.527	Good	86%	100%	100%	3.893
Wood Deck	1940	84	C 100	922	Good	86%	100%	100%	793
Open Frame Porch	2018	240	C 100	2.005	Good	86%	100%	100%	1.724
2S Frame Shed	1940	400	D 110	6.467	Ava.	69%	100%	100%	4.462
Frame Shed	1940	624	D 110	6.452	Ava.	69%	100%	100%	4.452
Refrigeration	1940	144	D 100	6.462	Ava.	69%	100%	100%	4.459
One Storv Frame	2018	288	C 100	6.083	Good	95%	100%	100%	5.779
Frame Shed	2013	468	C 100	5.558	Ava.	95%	100%	100%	5.280
Outbuilding Total									46,826

Acpt Land 19,000 **Accepted Bldg** 123,900 **Total** 142,900

PERRY
Name: SULLIVAN, ANN

Valuation Report

12/28/2023

Page 131

Map/Lot:

011-008

Account: 128 Card: 1 of 1

Location:

4 FOX FIELD LN

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 05/20/2015
Sale Price 5,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1974	14X64	B 100	27.131	Ava.	40%	100%	100%	10.852
Open Frame Porch	2014	120	B 100	1.348	Ava.	95%	100%	100%	1.281
Wood Deck	2014	140	B 100	1.712	Ava.	95%	100%	100%	1.626
Frame Shed	2014	96	E 100	878	Ava.	95%	100%	100%	834
Outbuilding Total									14,593

Acpt Land

12,000

Accepted Bldg

14,600

Total

26,600

PERRY
 Name: BROWN, BRANDEN B
 BROWN, ANN M

Valuation Report

12/28/2023
 Page 132
 014-025-004
 SOUTH MEADOW RD

Account: 129 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Sale Data
 Sale Date 05/13/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.40	Acres-Rear Land 2	450.00	1,080	100%		1,080	
Total Acres 3.40			Land Total		21,080		
Acpt Land		21,100	Accepted Bldg		0	Total	
						21,100	

PERRY
 Name: COOK, NANCY
 COOK, RYLEY ROBERT

Valuation Report

12/28/2023

Page 133

Account: 131 Card: 1 of 1

Map/Lot: 005-062
 Location: 504 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Sale Data
 Sale Date 05/06/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.33	Acres-Rear Land 1	3,000.00	990	100%		990
2.00	# -Lot Improvements	3,000.00	6,000	100%	Fract. Sha	6,000
Total Acres 1.33						Land Total 18,990

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,568 Sqft	Grade D 110	Base	86,765
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,063
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Typical	Typical	Average	Typical	77,114	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	100%	100%	71,716

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Wood Deck	2004	168	D 110	1.438	Ava.	1.337
Frame Shed	2004	396	D 100	3.954	Ava.	3.677
Outbuilding Total						5,014

Acpt Land 19,000 **Accepted Bldg** 76,700 **Total** 95,700

PERRY
Name: COON, PHYLLIS V

Valuation Report

12/28/2023

Page 134

Account: 132 Card: 1 of 1

Map/Lot:
Location:

006-046-001
OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.80	Acres-Misc (Fract)	12,000.00	10,733 90%	Unimproved	9,660	
Total Acres 0.80				Land Total	9,660	
Acpt Land		9,700	Accepted Bldg	0	Total	9,700

Account: 133 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 07/10/2020
 Sale Price 64,156
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Baselot (Fract)	30,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.16			Land Total			18,000

Commercial Description

Occupancy Type	Post Office.....		
Class & Quality	Frame.....Avg.		
# Dwelling Units	0		
Exterior	Aluminum/Vinyl		
Stories & Height	1 STORY @ 8'		
Heating/Cooling	Forced Warm Air		
Built	1958		
Remodeled	0		
Base Cost/Sqft		50.41	
Heat-Cool/Sqft	+	3.05	
Total		53.46	
Size Factor	X	1.213	
Adjusted Cost/Sqft		64.85	
Total Square Feet	X	694	
Replacement Cost		45,006	
Condition	Very Good		
% Good Physical	X	.80	
Functional	X	1.00	
Subtotal		36,005	
Economic Factor	X 1.00		Total Value 36,005

Acpt Land 18,000 **Accepted Bldg** 36,000 **Total** 54,000

PERRY
 Name: FROST, KENNETH
 FROST, SUSAN

Valuation Report

12/28/2023
 Page 136
 006-004-001
 US RTE ONE

Account: 134 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Tree Growth 2010
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved
 TG RECERT YEAR 2020

Sale Data
 Sale Date 09/28/2017
 Sale Price 100,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 6
 X Coordinate 2018 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
41.00	Acres-Softwood	135.00	5,258	100%		5,258	
1.00	Acres-Wasteland	120.00	120	100%		120	
Total Acres 42.00			Land Total		5,378		
Acpt Land		5,400	Accepted Bldg		0	Total 5,400	

PERRY
 Name: GEORGE, VINCENT
 GEORGE, DARLA

Valuation Report

12/28/2023

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Account: 135 Card: 1 of 1

Map/Lot:
 Location:

003-033
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD
 Tree Growth 1994
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel
 TG RECERT YEAR 2008

Sale Data
 Sale Date 08/06/2015
 Sale Price 20,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2016 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
20.00	Acres-Softwood	135.00	2,565	100%		2,565	
23.00	Acres-Mixed Wood	165.00	3,605	100%		3,605	
Total Acres 43.00			Land Total		6,170		
Acpt Land		6,200	Accepted Bldg		0	Total	
						6,200	

PERRY
 Name: FROST, KENNETH
 FROST, SUSAN

Valuation Report

12/28/2023

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Account: 136 Card: 1 of 1

Map/Lot:
 Location:

005-030
 US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT
 Tree Growth 1994
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None
 TG RECERT YEAR 2018

Sale Data
 Sale Date 09/28/2017
 Sale Price 100,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2018 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
20.00	Acres-Softwood	135.00	2,565	100%		2,565	
8.00	Acres-Mixed Wood	165.00	1,254	100%		1,254	
5.00	Acres-Wasteland	120.00	600	100%		600	
Total Acres 33.00			Land Total		4,419		
Accpt Land		4,400	Accepted Bldg		0	Total	
						4,400	

PERRY
Name: LOWE, CAROLYN

Valuation Report

12/28/2023

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Map/Lot:

005-048-1

Account: 137 Card: 1 of 1

Location:

528 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Rural.....
Topography Rolling
Utilities Dug Well
Street Paved
TG RECERT YEAR 2018

Sale Date 04/01/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 LIFE ESTATE CAROLYN P LOWE B4507P226
Tran/Land/Bldg 0 0 0
X Coordinate 0000 Y Coordinate 0
Exemption(s) 12 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 1	3,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00					Land Total	38,000

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	1,395 Sqft	Grade B 110	Base	159,951
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,781
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	1/2 Finished			Attic	11,454
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-959
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Modern	Modern	Average	Typical	181,477	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	166,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2002	600	B 110	6.943	Ava.	92%	100%	100%	6.388
Frame Garae	2002	512	C 110	13.969	Ava.	92%	105%	100%	13.494
Frame Garae	2002	968	C 110	22.491	Ava.	92%	100%	100%	20.692
Outbuilding Total									40,574

Acpt Land

38,000

Accepted Bldg

207,500

Total

245,500

PERRY
 Name: RICKER, DARLINGTON
 RICKER, LOUISETTE

Valuation Report

12/28/2023

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Account: 139 Card: 1 of 1

Map/Lot:
 Location:

005-051
 525 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Sale Data
 Sale Date 01/31/2007
 Sale Price 50,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 COVINGTON 14X76 MBHM #BRN01021053TN

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 4 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			27,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1994	14X76	C 100	28.006	Ava.	60%	100%	100%	16.748
One Storv Frame	2007	400	C 100	8.448	Ava.	94%	100%	100%	7.941
Wood Deck	2007	96	C 100	1.018	Ava.	94%	100%	100%	957
Wood Deck	2007	168	C 100	1.594	Ava.	94%	100%	100%	1.498
Frame Garage	2009	480	C 100	12.155	Ava.	95%	95%	100%	10.970
Frame Shed	2009	336	D 100	3.451	Ava.	95%	100%	100%	3.278
Frame Shed	2017	330	E 100	2.074	Ava.	95%	100%	100%	1.970
Frame Garage	2017	1500	D 110	26.596	Ava.	95%	100%	100%	25.266
Frame Shed	2016	264	D 100	2.848	Ava.	95%	100%	100%	2.706
Frame Garage	2016	780	C 100	17.252	Ava.	95%	100%	100%	16.389
Outbuilding Total									87,723

Accpt Land

27,400

Accepted Bldg

87,700

Total

115,100

PERRY
 Name: SOUTHERN, JONATHAN F
 SOUTHERN, NANCY ANN

Valuation Report

12/28/2023

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Account: 140 Card: 1 of 1

Map/Lot:
 Location:

005-053
 625 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 01/16/2009
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.50						Land Total 26,675

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 100	Base	66,994
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet None	Basement	-2,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Floor/Wall Unit	Cooling	0% None	Heat	-987
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,584
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	288
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	1993	Typical	Typical	Below Average	Typical	67,327
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None	None	None	83%	76%	100%
						Value(Rcnld)
						42,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	408	C 100	8.617	Ava-	83%	100%	100%	7.152
Frame Garage	1990	672	C 100	15.417	Ava-	83%	100%	100%	12.796
Wood Deck	1990	420	C 100	3.610	Ava-	83%	100%	100%	2.996
Outbuilding Total									22,944

Acpt Land

26,700

Accepted Bldg

65,400

Total

92,100

PERRY
 Name: MERRILL, ZACHARY E
 MERRILL, PENNY A

Valuation Report

12/28/2023
 Page 142
 013-020-005
 1747 US RT 1

Account: 142 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 11/06/2018
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Baselot (Fract)	20,000.00	16,613	100%		16,613
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.69					Land Total	21,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1975	14X56	B 100	24.395	Ava.	40%	100%	100%	9.758
Wood Deck	1975	108	C 100	1.114	Ava.	82%	100%	100%	913
Concrete Slab...	1975	980	C 100	4.900	Ava.	82%	100%	100%	4.018
Frame Shed	2013	304	D 100	3.183	Ava.	95%	100%	100%	3.024
Outbuilding Total									17,713

Acpt Land 21,400 **Accepted Bldg** 17,700 **Total** 39,100

Neighborhood 14 MAHAR LN

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

Sale Data
Sale Date 03/25/2020
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

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

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,120 Sqft	Grade C 100	Base		76,480
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,928
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1999	0	Typical	Typical	Average				64,552
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			91%	100%	100%	58,742	

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

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

PERRY
 Name: JOSEPH A SAMSON TRUST OF 2001
 SAMSON, JOSEPH A (TRUSTEE)
 Account: 144 Card: 1 of 1

Valuation Report

12/28/2023
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 007-003
 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data	
Sale Date	12/30/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	Unimproved	27,000	
13.00	Acres-Rear Land 4	1,000.00	13,000	100%		13,000	
Total Acres 14.00			Land Total		40,000		
Acpt Land		40,000	Accepted Bldg		0	Total	
						40,000	

PERRY
 Name: CROHN FAMILY LAND TRUST
 CROHN,FRANK T JR & BONNIE, TRUSTEES
 Account: 145 Card: 1 of 2

Valuation Report

12/28/2023

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Map/Lot: 014-007-004+005
 Location: 21 SUMMER LN/CRANBERRY

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.30	Acres-Lake	80,000.00	121,326	100%		121,326
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.30			Land Total			127,326

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,630 Sqft	Grade D 110	Base	113,763
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-17,643
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,323
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,667
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Typical	Typical	Good	Typical	106,876	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	91,913

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1940	582	D 110	4.425	Good	86%	100%	100%	3.806
Wood Deck	1940	144	D 110	1.265	Good	86%	100%	100%	1.088
Wood Deck	1940	314	D 110	2.492	Good	86%	100%	100%	2.143
Wood Deck	1940	92	D 110	890	Good	86%	100%	100%	765
Open Frame Porch	1940	150	D 110	1.181	Good	86%	100%	100%	1.016
Outbuilding Total									8,818

Acpt Land	127,300	Accepted Bldg	100,700	Total	228,000
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PERRY
 Name: CROHN FAMILY LAND TRUST
 CROHN,FRANK T JR & BONNIE, TRUSTEES
 Account: 145 Card: 2 of 2

Valuation Report

12/28/2023

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Map/Lot: 014-007-004+005
 Location: 7 SUMMER LN/BOATHOUSE

Neighborhood 11 SOUTH MEADOW RD

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

Reference 1 ADDS LOT E TO D IN 2009
 Reference 2 BOATHOUSE COTTAGE
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Lake	80,000.00	83,905	100%		83,905
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10			Land Total			89,905

Dwelling Description				Replacement Cost New		
Conventional	One Story	804 Sqft	Grade C 100	Base		79,784
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Wood	Basement	Dry Full Bmt	Basement		-1,608
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		2,400
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,166
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	1997	Typical	Typical	Average	Typical	81,742
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	71,116	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1989	288	C 100	6.083	Ava.	87%	100%	100%	5,292
Wood Deck	1989	128	C 100	1.274	Ava.	87%	100%	100%	1,108
Wood Deck	1989	48	C 100	634	Ava.	87%	100%	100%	552
Frame Shed	1989	48	E 100	633	Ava.	87%	100%	100%	551
Outbuilding Total									7,503

Acpt Land 89,900 **Accepted Bldg** 78,600 **Total** 168,500

PERRY
Name: CROHN FAMILY LAND TRUST
CROHN,FRANK T JR & BONNIE, TRUSTEES
Account: 145

Valuation Report

12/28/2023
Page 147
Map/Lot: 014-007-004+005
Location: 7 SUMMER LN/BOATHOUSE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	127,300	100,700	228,000	127,300	100,700	228,000
2	89,900	78,600	168,500	89,900	78,600	168,500
TOTAL	217,200	179,300	396,500	217,200	179,300	396,500

PERRY
 Name: ISAACSON, TRUSTEE JOELS
 CROHN, A L & L JANELLI 1997 TRUST
 Account: 146 Card: 1 of 1

Valuation Report

12/28/2023
 Page 148
 014-007-003
 Location: 14 SUMMER LN/BUEBERRY

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 03/01/1997
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Acres-Lake	80,000.00	123,936	100%		123,935
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.40			Land Total			126,935

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,079 Sqft	Grade D 110	Base	85,881
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,679
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,538
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	1/4 Finished			Attic	4,480
FirePlaces	1			Fireplace	4,510
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2007	Typical	Typical	Average	Typical	87,066
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	63,558	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1950	174	D 110	1.481	Ava.	73%	100%	100%	1,081
Frame Shed	1950	144	D 110	2.027	Ava.	73%	100%	100%	1,480
Wood Deck	1950	88	B 100	1.192	Ava.	73%	100%	100%	870
Outbuilding Total									3,431

Acpt Land 126,900 **Accepted Bldg** 67,000 **Total** 193,900

PERRY
 Name: MORGAN, RONALD L TRUSTEES &
 MOGHADDAS-MORGAN, NIMA TRUSTEE
 Account: 147 Card: 1 of 2

Valuation Report

12/28/2023
 Page 149
 Map/Lot: 014-007-00A
 Location: 10 OTIS LANE

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 06/29/2016
 Sale Price 421,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Lake	80,000.00	107,331	100%		107,331
1.70	Acres-Rear Land 2	450.00	765	100%		765
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50						Land Total 114,096

Dwelling Description				Replacement Cost New		
Contemporary	Two Story	1,920 Sqft	Grade A 100	Base		329,673
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	304 Sqft, Grade C	Basement Gar	None	Fin Bsmt		4,560
Heating	100% Radiant Floor	Cooling	0% None	Heat		8,467
Rooms	8					
Bedrooms	2	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		24,000
Attic	None			Attic		0
FirePlaces	2			Fireplace		12,750
Insulation	Heavy			Insulation		2,880
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1996	0	Modern	Modern	Below Average	Typical		382,330
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidation		None		85%	80%	100%	259,984

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1996	500	A 100	15.840	Ava-	85%	80%	100%	10.771
Unfin Basement	1996	500	A 100	7.479	Ava-	85%	80%	100%	5.086
One Storv Frame	1996	484	A 100	15.333	Ava-	85%	80%	100%	10.426
One Storv Frame	1996	132	A 100	4.182	Ava-	85%	80%	100%	2.844
2S Frame Garaae	1996	864	A 100	39.392	Ava-	85%	80%	100%	26.786
Finished Attic	1996	864	A 100	15.174	Ava-	85%	80%	100%	10.318
Encl Frame Porch	1996	102	C 100	1.797	Fair	79%	100%	100%	1.420
Wood Deck	1996	2566	A 100	31.167	Ava-	85%	80%	100%	21.194
Encl Frame Porch	1996	153	A 100	3.478	Ava-	85%	80%	100%	2.365
Frame Shed	1996	104	A 100	2.757	Ava-	85%	80%	100%	1.874
Outbuilding Total									93,084

Acpt Land 114,100 **Accepted Bldg** 353,100 **Total** 467,200

PERRY
 Name: MORGAN, RONALD L TRUSTEES &
 MOGHADDAS-MORGAN, NIMA TRUSTEE
 Account: 147 Card: 2 of 2

Valuation Report

12/28/2023
 Page 150
 014-007-00A
 10 OTIS LANE

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Sale Data	
Sale Date	06/29/2016
Sale Price	421,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

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

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Bulkhead	1996	80	A 100	2.360	A Gr	85%	80%	100%	1.605
Wood Deck	1996	1632	A 100	19.959	A Gr	85%	80%	100%	13.572
Wood Deck	1996	576	A 100	7.287	A Gr	85%	80%	100%	4.955
Wood Deck	1996	100	A 100	1.575	A Gr	85%	80%	100%	1.071
Wood Deck	1996	252	A 100	3.399	A Gr	85%	80%	100%	2.311
Wood Deck	1996	100	A 100	1.575	A Gr	85%	80%	100%	1.071
One Storv Frame	1996	570	A 100	18.057	A Gr	85%	80%	100%	12.278
One Storv Frame	1996	556	A 100	17.614	A Gr	85%	80%	100%	11.978
Frame Shed	1996	109	A 100	2.834	A Gr	85%	80%	100%	1.927
Elev.1500Lbs/FPM	1997	100	C 100	20.655	Ava.	90%	10%	100%	1.859
Outbuilding Total									52,627
Acpt Land			0	Accepted Bldg			52,600	Total	52,600

PERRY
Name: MORGAN, RONALD L TRUSTEES &
MOGHADDAS-MORGAN, NIMA TRUSTEE
Account: 147

Valuation Report

Map/Lot:
Location:

12/28/2023
Page 151
014-007-00A
10 OTIS LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	114,100	353,100	467,200	114,100	353,100	467,200
2	0	52,600	52,600	0	52,600	52,600
TOTAL	114,100	405,700	519,800	114,100	405,700	519,800

PERRY
Name: DAVIS, CAROLE

Valuation Report

12/28/2023

Page 152

Account: 148 Card: 1 of 1

Map/Lot: 014-007-002
Location: 12 SUMMER LN/COURT

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Lake	80,000.00	126,491	100%		126,491
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50			Land Total			132,491

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,580 Sqft	Grade D 110	Base	111,233
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-17,102
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,252
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,510
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Average	Typical	101,801
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	81,441	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1969	424	D 110	3.285	Ava.	80%	100%	100%	2.628
Wood Deck	1969	280	D 110	2.246	Ava.	80%	100%	100%	1.797
Frame Shed	1969	120	D 110	1.805	Ava.	80%	100%	100%	1.444
Wood Deck	1969	192	C 100	1.786	Ava.	80%	100%	100%	1.429
Tennis Court	1969	4536	C 100	12.701	Ava.	80%	100%	100%	10.161
Outbuilding Total									17,459

Acpt Land 132,500 **Accepted Bldg** 98,900 **Total** 231,400

PERRY
Name: BUBIER, THOMAS

Valuation Report

12/28/2023
Page 153
004-015-001
2 SMALL LN

Account: 149 Card: 1 of 1 Map/Lot: Location:

Neighborhood 16 OLD EASTPORT RD

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

Sale Data
Sale Date 07/08/2015
Sale Price 9,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description			Total Fctr	Influence	Value
Units	Method - Description	Price/Unit			
0.33	Acres-Misc (Fract)	12,000.00	6,893 100%		6,893
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.33			Land Total		12,893

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	638 Sqft	Grade D 100	Base	82,148
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 None	Basement	-3,241
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,446
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	1984	Old Type	Old Type	Poor	Typical		82,381
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Delapidation	None	53%	22%	100%		9,606	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1960	232	E 100	2.450	Poor	53%	50%	100%	649
Open Frame Porch	1960	108	E 100	492	Poor	53%	50%	100%	130
Frame Shed	1960	336	E 100	2.104	Poor	53%	50%	100%	558
Outbuilding Total									1,337

Acpt Land 12,900 **Accepted Bldg** 10,900 **Total** 23,800

PERRY
 Name: SUTHERLAND, ALLAN
 SUTHERLAND, JANA

Valuation Report

12/28/2023
 Page 154
 016-041
 US RTE ONE

Account: 150 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data	
Sale Date	07/07/2014
Sale Price	23,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00			Land Total			23,000

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2017	160	C 100	2.410	Ava.	95%	100%	100%	2.290
Frame Shed	2000	160	D 100	1.976	Ava.	91%	100%	100%	1.798
Frame Shed	2000	160	D 100	1.976	Ava.	91%	100%	100%	1.798
Frame Shed	2019	114	D 100	1.591	Ava.	95%	100%	100%	1.511
Concrete Slab...	2019	624	C 100	3.120	Ava.	95%	100%	100%	2.964
One Storv Frame	2020	288	C 100	6.083	Good	95%	100%	100%	5.779
Open Frame Porch	2020	48	C 100	521	Good	95%	100%	100%	495
Frame Shed	2022	384	B 100	5.874	Ava.	95%	100%	100%	5.580
Outbuilding Total									22,215
Accpt Land		23,000	Accepted Bldg		22,200	Total			45,200

PERRY
 Name: DEVOTO, MARK

Valuation Report

12/28/2023

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Map/Lot:

008-013-001

Location:

188 LITTLE EGYPT RD

Account: 151 Card: 1 of 1

Neighborhood 24 EGYPT RD

Sale Data
 Sale Date 06/06/2017
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450	
Total Acres 22.00			Land Total		21,450		
Acpt Land		21,500	Accepted Bldg		0	Total	
						21,500	

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 156
 006-014-001
 RT 1

Account: 152 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.60	Acres-Rear Land 2	450.00	1,170	100%		1,170	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.60			Land Total		27,170		
Accpt Land		27,200	Accepted Bldg		0	Total	
						27,200	

PERRY
 Name: DIFFIN, RANDAL
 DIFFIN, JESSICA

Valuation Report

12/28/2023
 Page 157
 005-041
 US RTE ONE

Account: 153 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 02/24/2021
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Reference 1
 Reference 2 PLUMBING PERMIT 2/21
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean --	55,000.00	67,361	90%	Unimproved	60,625	
1.50	Acres-Rear Land 1	3,000.00	4,500	60%	View/Envir	2,700	
Total Acres 3.00			Land Total			63,325	
Acpt Land		63,300	Accepted Bldg		0	Total	63,300

PERRY
 Name: CASSIDY, DANA D
 CASSIDY, JOHN F IV
 Account: 154 Card: 1 of 1

Valuation Report

12/28/2023
 Page 158
 002-013
 LINCOLN COVE RD

Map/Lot:
 Location:

Neighborhood 8 LINCOLN COVE RD

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

Sale Data
 Sale Date 11/15/2022
 Sale Price 200,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean	85,000.00	120,208	90%	Unimproved	108,187	
16.48	Acres-Rear Land 1	3,000.00	49,440	100%		49,440	
Total Acres 18.48			Land Total		157,627		

Acpt Land	157,600	Accepted Bldg	0	Total	157,600
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PERRY
 Name: BEDARD,MARILYN F,TRUSTEE

Valuation Report

12/28/2023

Page 159

Map/Lot:

004-030

Location:

285 COUNTY RD

Account: 155 Card: 1 of 1

Neighborhood 17 ROUTE 190

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

Sale Data
 Sale Date 10/15/2019
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	50%	Size/Shape	38,891
2.00	Acres-Rear Land 1	3,000.00	6,000	60%	View/Envir	3,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			48,491

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1986	112	E 100	960	Fair	75%	50%	100%	360	
Outbuilding Total									360	
Accpt Land		48,500	Accepted Bldg		400	Total		48,900		

PERRY
 Name: BOOKER, ROBERT
 BOOKER, BRENDA

Valuation Report

12/28/2023

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Account: 156 Card: 1 of 1

Map/Lot:
 Location:

003-035
 150 LEACH PT RD

Neighborhood 9 LEACH PT RD

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

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

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

Land Description

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

Dwelling Description

Replacement Cost New

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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Average	Typical	157,982	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		92%	100%	90%	130,809

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	288	C 110	2.809	Ava.	92%	100%	90%	2.326
Open Frame Porch	2004	144	C 110	1.389	Ava.	92%	100%	90%	1.150
2S Frame Garage	2004	832	C 110	28.061	Ava.	92%	100%	90%	23.234
1SFr Overhano	2003	45	C 110	1.045	Ava.	92%	100%	90%	865
Outbuilding Total									27,575

Acpt Land

49,400

Accepted Bldg

158,400 **Total**

207,800

PERRY
 Name: JACOBS, JAMES M
 JACOBS, MARCIA L

Valuation Report

12/28/2023

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Account: 157 Card: 1 of 1

Map/Lot:
 Location:

003-034
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Sale Data
 Sale Date 08/01/2000
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
39.54	Acres-Rear Land 2	450.00	17,793	100%		17,793	
Total Acres 40.54			Land Total		28,593		

Accpt Land	28,600	Accepted Bldg	0	Total	28,600
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PERRY
 Name: LAMPTON, MARK
 PEDIGO, STACIE

Valuation Report

12/28/2023

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Account: 158 Card: 1 of 1

Map/Lot: 014-027
 Location: 1282 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 10/15/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.84	Acres-Rear Land 2	450.00	378	100%		378
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.84			Land Total			14,178

Accpt Land 14,200 **Accepted Bldg** 0 **Total** 14,200

PERRY
 Name: DAVIS, ROBERT
 DAVIS, MARGARET

Valuation Report

12/28/2023
 Page 163
 010-018-001
 249 SHORE RD

Account: 159 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

Reference 1
 Reference 2 NEW GARAGE FOR 2024
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
9.24	Acres-Rear Land 1	3,000.00	27,720	100%		27,720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.24			Land Total			118,720

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	884 Sqft	Grade C 100	Base		122,195
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,243
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1984	0	Typical	Typical	Average	Typical	128,438	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		85%	100%	100%	109,172

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	1984	340	C 100	2.970	Ava.	85%	100%	100%	2.524
Encl Frame Porch	1984	70	C 100	1.470	Ava.	85%	100%	100%	1.250
Frame Shed	1993	336	E 100	2.104	Ava.	89%	100%	100%	1.873
Outbuilding Total									5,647

Acpt Land	118,700	Accepted Bldg	114,800	Total	233,500
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PERRY
Name: SAVORY, ROBIN

Valuation Report

12/28/2023

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Map/Lot: 018-007

Account: 160 Card: 1 of 1

Location: 96 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Sale Data

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

Sale Date 09/19/2014
Sale Price 72,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2 2016 PROPERTY NEEDS REVIEW FOR
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	19,350

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	960 Sqft	Grade C 110	Base	100,311
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-106
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,668
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	1/2 Finished			Attic	7,249
FirePlaces	1			Fireplace	5,500
Insulation	Capped Only			Insulation	-528
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Average	Typical	106,112	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	92,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1989	240	C 110	3.551	Ava.	87%	100%	100%	3.089
Frame Shed	1989	96	D 100	1.440	Ava-	82%	100%	100%	1.181
Outbuilding Total									4,270

Acpt Land

19,400

Accepted Bldg

96,600

Total

116,000

PERRY
 Name: DEAN, JAMES L
 DEAN, JUDITH ANN

Valuation Report

12/28/2023

Page 165

Account: 161 Card: 1 of 1

Map/Lot:
 Location:

016-021
 112 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Ocean --	55,000.00	75,812	100%		75,812
3.62	Acres-Rear Land 4	1,000.00	3,620	100%		3,620
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.52			Land Total			85,432

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,622 Sqft	Grade C 100	Base		126,906
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,352
Rooms	4					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	Typical	Typical	Poor	Typical	134,258	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		59%	50%	100%	39,606

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
2S Frame Garage	1974	1400	C 100	38.830	Fair	69%	100%	100%		26.793
Outbuilding Total										26,793

Acpt Land 85,400 **Accepted Bldg** 66,400 **Total** 151,800

PERRY
 Name: FLETCHER, KAREN T
 FLETCHER, RUSSELL S

Valuation Report

12/28/2023

Page 166

Account: 162 Card: 1 of 2

Map/Lot:
 Location:

016-010
 254 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Ocean	85,000.00	98,027	100%		98,027
5.00	Acres-Rear Land 1	3,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.33			Land Total			119,027

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,584 Sqft	Grade B 110	Base		234,658
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,152
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		22,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,875
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Typical	Typical	Average	Typical	268,685
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						212,261

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1968	92	B 110	1.184	Ava.	935
Frame Garaae	1968	725	B 110	22.438	Ava.	17,726
2S Frame Garaae	2017	800	B 100	30.950	Good	29,402
Finished Attic	2017	800	B 100	12.125	Good	11,519
Outbuilding Total						59,582

Acpt Land 119,000 **Accepted Bldg** 271,800 **Total** 390,800

PERRY
 Name: FLETCHER, KAREN T
 FLETCHER, RUSSELL S

Valuation Report

12/28/2023

Page 167

Account: 162 Card: 2 of 2

Map/Lot:
 Location:

016-010
 254 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	# -Lot Improvements	3,000.00	3,000	100%	3,000	
Total Acres 0.00			Land Total		3,000	

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,168 Sqft	Grade C 110	Base	102,661	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete Slab	Basement	None	Basement	-13,683	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	110% Radiant Floor	Cooling	0% None	Heat	2,451	
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	6,600	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Heavy			Insulation	642	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Good	Typical	98,671
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	no electricity..	95%	100%	95%	88,582	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2017	144	C 110	1.389	Good	95%	100%	94%	1.247	
Frame Garaae	2017	576	C 110	15.165	Good	95%	100%	94%	13.615	
Wood Deck	2017	98	C 110	1.137	Good	95%	100%	94%	1.021	
Outbuilding Total									15,883	

Acpt Land	3,000	Accepted Bldg	104,500	Total	107,500
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PERRY
Name: FLETCHER, KAREN T
FLETCHER, RUSSELL S
Account: 162

Valuation Report

12/28/2023
Page 168
016-010
254 GIN COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	119,000	271,800	390,800	119,000	271,800	390,800
2	3,000	104,500	107,500	3,000	104,500	107,500
TOTAL	122,000	376,300	498,300	122,000	376,300	498,300

PERRY
 Name: DIFFIN, RONALD C
 DIFFIN, IRENE C

Valuation Report

12/28/2023

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Account: 163 Card: 1 of 1

Map/Lot:
 Location:

016-002
 1877 US RTE ONE

Neighborhood 5 ROUTE 1

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

Reference 1
 Reference 2

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.27	Acres-Rear Land 2	450.00	122	100%		122
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.27					Land Total	26,122

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1980	14X52	B 100	23.027	Ava.	40%	100%	100%	9.211
Frame Garage	1980	480	C 100	12.155	Ava.	84%	100%	100%	10.210
Wood Deck	1980	180	C 100	1.690	Ava.	84%	100%	100%	1.420
Outbuilding Total									20,841
Acpt Land		26,100	Accepted Bldg		20,800	Total			46,900

PERRY
 Name: JUREWICZ, JOHN L
 JUREWICZ, LAURA J

Valuation Report

12/28/2023

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Account: 164 Card: 1 of 1

Map/Lot:
 Location:

006-021-001
 1106 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/01/1994
 Sale Price 50,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
5.13	Acres-Rear Land 2	450.00	2,309	100%		2,309
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.13					Land Total	28,309

Dwelling Description

Replacement Cost New

Conventional	One Story	920 Sqft	Grade C 100	Base	84,600
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-4,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,334
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Typical	Typical	Average	Typical	87,774	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	77,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 3/4 Storv Fr	1991	576	C 100	17.274	Ava.	88%	100%	100%	15.201
Unfin Basement	1991	576	C 100	5.335	Ava.	88%	100%	100%	4.695
Wood Deck	1991	144	C 100	1.402	Ava.	88%	100%	100%	1.234
Wood Deck	1991	64	C 100	762	Ava.	88%	100%	100%	671
Wood Deck	1991	64	C 100	762	Ava.	88%	100%	100%	671
Frame Shed	1991	216	E 100	1.492	Ava.	88%	100%	100%	1.313
Frame Garage	2017	624	C 100	14.602	Ava.	95%	100%	100%	13.872
Outbuilding Total									37,657

Acpt Land

28,300

Accepted Bldg

114,900 **Total**

143,200

PERRY
Name: SALKO, JOHN

Valuation Report

12/28/2023

KINSMAN, KINSMAN, KAREN

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Account: 165 Card: 1 of 1

Map/Lot:
Location:

005-032
392 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

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

Sale Date 04/01/1994
Sale Price 8,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
39.00	Acres-Rear Land 2	450.00	17,550	100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00						Land Total 43,550

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	2,016 Sqft	Grade C 100	Base	214,278
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,116
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Average	Typical	225,394	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	200,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1995	144	C 100	1.402	Ava.	89%	100%	100%	1.248
Open Frame Porch	1995	210	C 100	1.773	Ava.	89%	100%	100%	1.578
Wood Deck	1995	240	C 100	2.170	Ava.	89%	100%	100%	1.931
Outbuilding Total									4,757

Acpt Land

43,600

Accepted Bldg

205,400 **Total**

249,000

Account: 166 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 01/01/2017
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Partial Interest

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.00			Land Total			28,800

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,266 Sqft	Grade D 100	Base		127,414
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-951
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		3,114
Rooms	9					
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,920
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	2010	Old Type	Old Type	Poor	Typical	134,497	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		44%	94%	100%	55,628

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld		
						Phy	Func	Econ	
One Storv Frame	1940	72	D 100	1.247	Poor	44%	94%	100%	516
One Storv Frame	1940	256	D 100	4.434	Poor	44%	94%	100%	1.834
Two Storv Frame	1940	416	D 100	10.663	Poor	44%	94%	100%	4.410
Frame Shed	1940	2622	E 100	13.786	Poor	44%	50%	100%	3.033
Frame Shed	1940	576	E 100	3.331	Poor	44%	50%	100%	733
Outbuilding Total									10,526

Acpt Land 28,800 **Accepted Bldg** 66,200 **Total** 95,000

PERRY
 Name: DORE, ROBERT S
 DORE, BARBARA

Valuation Report

12/28/2023

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Account: 167 Card: 1 of 1

Map/Lot:
 Location:

004-020-002
 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000 90%	Unimproved	10,800	
6.60	Acres-Rear Land 2	450.00	2,970 100%		2,970	
Total Acres 7.60			Land Total		13,770	
Acpt Land		13,800	Accepted Bldg		0 Total	
					13,800	

Account: 168 Card: 1 of 1

Map/Lot: 006-054
Location: 139 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

Sale Data
Sale Date 08/01/1995
Sale Price 43,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 14.00			Land Total			31,850

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,008 Sqft	Grade D 110	Base		117,672
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	90% Forced Warm	Cooling	0% None	Heat		-397
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	117,275
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	72,417	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1930	12	D 110	219	Ava.	135
Open Frame Porch	1930	160	D 110	1.251	Ava.	772
Frame Garage	1930	600	D 110	12.803	Ava.	7,906
Frame Shed	1930	210	E 100	1.460	Poor	584
Outbuilding Total						9,397

Acpt Land 31,900 **Accepted Bldg** 81,800 **Total** 113,700

PERRY
 Name: DANA, NICOLE R
 DANA, RALPH E

Valuation Report

12/28/2023

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Account: 169 Card: 1 of 1

Map/Lot:
 Location:

004-019
 274 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

Sale Data
 Sale Date 07/20/2022
 Sale Price 225,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.15	Acres-Rear Land 1	3,000.00	12,450	60%	View/Envir	7,470
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.15						Land Total 33,470

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,148 Sqft	Grade B 100	Base	182,065
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,162
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,435
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Modern	Modern	Average	Typical	197,662	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	173,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1991	724	B 100	7.184	Ava.	88%	100%	100%	6.322
2S Frame Garage	2004	616	B 100	25.556	Ava.	88%	75%	100%	16.867
Finished Attic	2004	616	B 100	10.630	Ava.	88%	75%	100%	7.016
Encl Frame Porch	2004	48	B 100	1.558	Ava.	88%	100%	100%	1.371
Outbuilding Total									31,576

Acpt Land 33,500 **Accepted Bldg** 205,500 **Total** 239,000

PERRY
Name: ADAMS, KELLY E

Valuation Report

12/28/2023
Page 176
005-021-004
MOUNTAIN RD

Account: 170 Card: 1 of 1
Map/Lot: Location:

Neighborhood 5 ROUTE 1
Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Ocean --	55,000.00	95,263	90%	Unimproved	85,737	
30.50	Acres-Rear Land 1	3,000.00	91,500	60%	View/Envir	54,900	
Total Acres 33.50			Land Total			140,637	
Acpt Land		140,600	Accepted Bldg		0	Total	140,600

PERRY
 Name: DOUGHERTY, WILLIAM
 DOUGHERTY, RHODA

Valuation Report

12/28/2023
 Page 177
 010-060
 535 SHORE RD

Account: 171 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Ocean	85,000.00	147,224	100%		147,224
7.00	Acres-Rear Land 1	3,000.00	21,000	100%		21,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00			Land Total			174,224

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	828 Sqft	Grade C 110	Base		129,404
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-91
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	276 Sqft, Grade E	Basement Gar	None	Fin Bsmt		2,070
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,311
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		17,600
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Heavy			Insulation		797
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1996	Typical	Typical	Average	Typical	157,591
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%		132,376

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1996	1152	C 110	26.763	Ava.	22.481
Wood Deck	1996	292	C 110	2.845	Ava.	2.390
Open Frame Porch	1996	60	C 110	675	Ava.	567
2S Frame Garaae	1980	896	C 100	27.011	Ava.	22.689
Finished Attic	1980	896	D 100	8.466	Ava.	7.111
Outbuilding Total						55,238

Acpt Land 174,200 **Accepted Bldg** 187,600 **Total** 361,800

PERRY

Valuation Report

12/28/2023

Name: ST PIERRE, TED R

Page 178

ST PIERRE, YUN OUK

Map/Lot:

004-007+008

Account: 172 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 1995
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2018 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
52.00	Acres-Softwood	135.00	6,669	100%		6,669	
54.00	Acres-Mixed Wood	165.00	8,465	100%		8,465	
9.00	Acres-Hardwood	130.00	1,112	100%		1,112	
3.00	Acres-Wasteland	120.00	360	100%		360	
2.00	Acres-Baselot (Fract)	20,000.00	28,284	100%		28,284	
Total Acres 120.00			Land Total			44,890	

Accpt Land	44,900	Accepted Bldg	0	Total	44,900
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PERRY
Name: TINKER, DAVID SR

Valuation Report

12/28/2023

Page 179

Account: 173 Card: 1 of 1

Map/Lot:
Location:

009-030-A
149 GOLDING RD

Neighborhood 12 GOLDING RD

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

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,040 Sqft	Grade C 110	Base	100,320
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,682
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,040	Insulation	572
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2010	0	Typical	Typical	Average	Typical		90,390
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	95%	100%	100%	85,870		
Outbuildings/Additions/Improvements							Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ
Frame Shed	1950						
----- S O U N D V A L U E -----							0
Outbuilding Total							0
Acpt Land		0 Accepted Bldg		85,900 Total		85,900	

PERRY
 Name: ALTVATER, CHRIS
 LONGFELLOW, DALE E
 Account: 174 Card: 1 of 1

Valuation Report

12/28/2023
 Page 180
 004-034
 COUNTY RD

Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.60	Acres-Ocean	85,000.00	249,269	90%	Unimproved	0	
8.60	Acres-Ocean	165.00	8,465	50%	Fract. Sha	112,171	
1.40	Acres-Rear Land 1	3,000.00	4,200	50%	Fract. Sha	2,100	
Total Acres 10.00			Land Total			114,271	
Acpt Land		114,300	Accepted Bldg		0	Total	
						114,300	

PERRY
 Name: SELWOOD, RUSSELL

Valuation Report

12/28/2023

Page 181

Map/Lot:

005-070

Location:

CANNON HILL RD

Account: 175 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

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

Sale Data
 Sale Date 01/11/2013
 Sale Price 8,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
2.50	Acres-Rear Land 1	3,000.00	7,500	60%	View/Envir	4,500	
Total Acres 3.50			Land Total			22,500	
Acpt Land		22,500	Accepted Bldg		0	Total	22,500

PERRY
 Name: BERRY, SUSAN M

Valuation Report

12/28/2023

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Map/Lot:

003-018

Location:

LEACH POINT RD

Account: 176 Card: 1 of 1

Neighborhood 9 LEACH PT RD

Sale Data
 Sale Date 09/25/2020
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.57	Acres-Ocean -	75,000.00	56,624	90%	Unimproved	50,961	
Total Acres 0.57			Land Total		50,961		
Acpt Land		51,000	Accepted Bldg		0	Total	51,000

PERRY
Name: FARRIS, JEAN (LIFE ESTATE)

Valuation Report

12/28/2023

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Map/Lot:

007-014

Location:

53 GLEASON RD

Account: 177 Card: 1 of 1

Neighborhood 18 GLEASON PT RD
Tree Growth 2015
Zoning/Use Shoreland.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Gravel

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
4.00	Acres-Rear Land 1	3,000.00	12,000	100%		12,000
22.00	Acres-Mixed Wood	165.00	3,449	100%		3,449
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.00			Land Total			71,449

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	573 Sqft	Grade C 100	Base		95,560
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement		-1,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-860
Unfin. Living Area	10%			Unfinished		-516

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				92,696
1930	0	Typical	Typical	Average				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	65%	95%	100%	57,240			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1930	220	C 100	4.646	Ava.	65%	95%	100%	2.869
Frame Garage	1930	600	C 100	14.194	Ava-	60%	100%	100%	8.516
Outbuilding Total									11,385

Acpt Land 71,400 **Accepted Bldg** 68,600 **Total** 140,000

PERRY
Name: MAINE, STATE OF

Valuation Report

12/28/2023
Page 184
007-018
GLEASON RD

Account: 178 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 18 GLEASON PT RD

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
26.00	Acres-Ocean/Cove	50,000.00	254,951	100%	254,951	
107.00	Acres-Rear Land 2	450.00	48,150	100%	48,150	
Total Acres 133.00			Land Total		303,101	
Acpt Land		303,100	Accepted Bldg		0	
					Total	303,100

PERRY
 Name: LANK, MERRILL F
 LANK, NATALIE J

Valuation Report

12/28/2023

Page 185

Account: 179 Card: 1 of 1

Map/Lot:
 Location:

005-028
 380 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 09/01/1992
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
Total Acres 2.00						Land Total 29,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	546 Sqft	Grade C 100	Base	96,007
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,583
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1993	Typical	Typical	Average	Typical	102,498
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	66,624	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 3/4 Storv Fr	1920	252	C 100	7.557	Ava.	65%	100%	100%	4.912
Wood Deck	1920	516	C 100	4.378	Ava.	65%	100%	100%	2.846
Wood Deck	1920	312	C 100	2.746	Ava.	65%	100%	100%	1.785
Outbuilding Total									9,543

Acpt Land

29,000

Accepted Bldg

76,200

Total

105,200

PERRY
 Name: APPLGATE, GEORGE

Valuation Report

12/28/2023

Page 186

Map/Lot:

002-005

Location:

LINCOLN COVE RD

Account: 181 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Ocean/Cove	50,000.00	33,912	75%	Restrictio	25,434	
Total Acres 0.46			Land Total		25,434		
Acpt Land		25,400	Accepted Bldg		0	Total	25,400

PERRY
Name: MAUSER, WHITNEY A

Valuation Report

12/28/2023

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Map/Lot:

009-028+029

Account: 182 Card: 1 of 1

Location:

167 GOLDING RD

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 11/30/2020
Sale Price 314,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1 whitney_mauser@yahoo.com

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
54.00	Acres-Rear Land 2	450.00	24,300	100%		24,300	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 55.00						Land Total	41,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	988 Sqft	Grade B 100	Base	163,319
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	177,069
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						Value(Rcnld)
						146,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	228	B 100	3.856	Ava.	83%	100%	100%	3.200
Open Frame Porch	1978	48	B 100	651	Ava.	83%	100%	100%	540
Frame Garage	1978	552	B 100	16.722	Ava.	83%	100%	100%	13.879
Wood Deck	1978	216	B 100	2.472	Ava.	83%	100%	100%	2.052
Stable w/Loft	1978	1500	C 100	18.297	Ava.	83%	100%	100%	15.187
Frame Shed	1978	600	D 100	5.664	Ava.	83%	75%	100%	3.526
Ridina Arena	1978	8640	D 100	70.848	Ava.	83%	100%	100%	58.804
Frame Shed	1978	900	C 100	9.973	Ava.	83%	100%	100%	8.278
Outbuilding Total									105,466

Acpt Land

41,100

Accepted Bldg

252,400

Total

293,500

PERRY
Name: SOCKBESON, CHRISTOPHER

Valuation Report

12/28/2023

Page 188

Map/Lot:

009-035-B

Location:

GOLDING RD

Account: 184 Card: 1 of 1

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 08/02/2022
Sale Price 0
Sale Type Buildings Only
Financing Unknown
Verified Seller
Validity Other Non Valid

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

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,352 Sqft	Grade C 110	Base	113,236
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,839
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,186
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,352	Insulation	744
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	Typical	Typical	Average	Typical	100,327	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		95%	100%	100%	95,311
Accpt Land		0	Accepted Bldg		95,300	Total	95,300

PERRY
Name: PIKE, SHERMAN DEAN

Valuation Report

12/28/2023

Page 189

Map/Lot: 011-019+020
Location: 20 ROYS WAY SOUTH

Account: 185 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 11/01/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Lake	80,000.00	94,657	100%		94,657
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			100,657

Dwelling Description				Replacement Cost New		
Post & Bean/Log	Two Story	589 Sqft	Grade B 100	Base		128,174
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-736
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	127,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						107,048

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value
Wood Deck	1980	228	B 100	2.592	Ava.	2.177
2S Frame Garaae	1980	936	C 100	27.949	Ava.	23.477
Finished Attic	1980	936	C 100	10.584	Ava.	8.891
Outbuilding Total						34,545

Acpt Land 100,700 **Accepted Bldg** 141,600 **Total** 242,300

PERRY
 Name: EAVES, MRS THOMAS

Valuation Report

12/28/2023
 Page 190
 006-053
 US RTE ONE

Account: 187 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00			Land Total			18,450	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
 Name: CLARK, RICHARD W
 PORTER, PORTER, BROOKE

Valuation Report

12/28/2023
 Page 191
 006-022
 US RTE ONE

Account: 188 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

Reference 1
 Reference 2 LIEN REL B3542P9+9.1 AC TRAN B3681P6
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
25.95	Acres-Rear Land 2	450.00	11,678	100%		11,678	
Total Acres 26.95					Land Total	29,678	
Acpt Land		29,700	Accepted Bldg		0	Total	29,700

PERRY
 Name: GALLAGHER, ROBERT

Valuation Report

12/28/2023

Page 192

Map/Lot: 012-010

Account: 189 Card: 1 of 1

Location: 639 GOLDING RD

Neighborhood 12 GOLDING RD

Sale Data
 Sale Date 08/20/2020
 Sale Price 17,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950	
Total Acres 12.00			Land Total		15,750		
Acpt Land		15,800	Accepted Bldg		0	Total	
						15,800	

PERRY
 Name: MORRISON, GERALD
 MORRISON, SARAH

Valuation Report

12/28/2023
 Page 193
 018-044-001
 42 GLEASON RD

Account: 190 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 18 GLEASON PT RD

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

Sale Data
 Sale Date 03/05/2011
 Sale Price 2,200
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 LIEN RELEASE B4138P71
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.25	Acres-Baselot (Fract)	20,000.00	10,000 50%	Restrictio	5,000	
Total Acres 0.25			Land Total		5,000	

Dwelling Description				Replacement Cost New		
Conventional	Two Story	889 Sqft	Grade D 100	Base	101,920	
Exterior	Wood Siding	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,223	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Minimal	SFLA	1,778	Insulation	-1,458	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	Old Type	Old Type	Poor	Typical	98,239	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None			40%	47%	100%	18,469

Acpt Land 5,000 **Accepted Bldg** 18,500 **Total** 23,500

PERRY
Name: STANHOPE, JOHN A

Valuation Report

12/28/2023

Page 194

Map/Lot:

007-016

Location:

92 GLEASON RD

Account: 191 Card: 1 of 1

Neighborhood 18 GLEASON PT RD

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

Sale Data
Sale Date 06/07/2012
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
0.70	Acres-Rear Land 1	3,000.00	2,100	100%		2,100
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.70			Land Total			36,900

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	900 Sqft	Grade D 100	Base		99,870
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-3,018
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,749
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,107
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				93,996
1900	0	Old Type	Old Type	Fair		Typical		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		50%	89%	100%	41,828	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1900	192	E 100	1.368	Fair	Phy 50%	Func 100%	Econ 100%	684
Open Frame Porch	1900	50	D 100	440	Fair	50%	89%	100%	196
Wood Deck	1900	116	D 100	966	Fair	50%	89%	100%	430
Frame Garage	1900	360	D 100	8.295	Fair	50%	100%	100%	4,148
Frame Shed	1900	546	D 100	5.211	Fair	50%	50%	100%	1,303
Outbuilding Total									6,761

Acpt Land 36,900 **Accepted Bldg** 48,600 **Total** 85,500

PERRY
 Name: MORRISON, GERALD S

Valuation Report

12/28/2023
 Page 195
 007-017
 GLEASON RD

Account: 192 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 18 GLEASON PT RD

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

Sale Data
 Sale Date 06/22/2011
 Sale Price 34,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean/Cove	50,000.00	50,000	90%	Unimproved	45,000	
4.00	Acres-Rear Land 1	3,000.00	12,000	60%	View/Envir	7,200	
Total Acres 5.00			Land Total			52,200	

Acpt Land	52,200	Accepted Bldg	0	Total	52,200
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PERRY
 Name: KEEHN, SHELTON
 KEEHN, KIMBERLY

Valuation Report

12/28/2023
 Page 196
 018-036
 30 SHORE RD

Account: 193 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 09/17/2021
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 REVIEW FOR REPAIR 2017
 Tran/Land/Bldg 4 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Baselot (Fract)	20,000.00	14,422	100%		14,422
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.52			Land Total			20,422

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	972 Sqft	Grade C 100	Base	125,068
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,114
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	729
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	132,928
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100%	123,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	308	D 100	7.571	Ava-	71%	100%	100%	5.375
Open Frame Porch	2004	216	C 100	1.820	Ava.	93%	100%	100%	1.693
Outbuilding Total									7,068

Acpt Land

20,400

Accepted Bldg

130,700

Total

151,100

PERRY
 Name: FARRELL, EDWARD C
 FARRELL, VICKI E

Valuation Report

12/28/2023

Page 197

Account: 194 Card: 1 of 1

Map/Lot:
 Location:

011-012
 15 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 12/01/1988
 Sale Price 11,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Lake	80,000.00	74,619	90%	Restrictio	67,157
0.98	Acres-Rear Land 2	450.00	441	100%		441
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.85						Land Total 73,598

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base		92,585
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-455
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	92,130
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		88%	85%	100%
						Value(Rcnd)
						68,913

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
Encl Frame Porch	1990	260	C 100	3.412	Ava.	88%	85%	100%	2.553
Wood Deck	1990	80	C 100	890	Ava.	88%	85%	100%	666
Outbuilding Total									3,219

Acpt Land 73,600 **Accepted Bldg** 72,100 **Total** 145,700

PERRY
 Name: VIGNOLA, ALLYSON RENE
 VIGNOLA, JOSEPH MICHAEL

Valuation Report

12/28/2023

Page 198

Account: 195 Card: 1 of 1

Map/Lot:
 Location:

016-047+043-2
 53 DEVEREUX RD

Neighborhood 21 DEVEREUX RD
 Tree Growth 1992
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel
 TG RECERT YEAR 2012

Sale Data
 Sale Date 02/01/2018
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2018 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Softwood	135.00	1,154	100%		1,154
17.00	Acres-Mixed Wood	165.00	2,665	100%		2,665
25.00	Acres-Hardwood	130.00	3,088	100%		3,088
2.00	Acres-Misc (Fract)	12,000.00	16,971	100%		16,971
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 56.00			Land Total			31,228

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,056 Sqft	Grade C 100	Base		126,840
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-4,149
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	1987	Typical	Typical	Below Average	Typical	122,691
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						99,380

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2022	160	C 100	2.410	Ava.	95%	100%	100%	2.290
Outbuilding Total									2,290

Acpt Land 31,200 **Accepted Bldg** 101,700 **Total** 132,900

PERRY
Name: FENNELL, NANCY

Valuation Report

12/28/2023

Page 199

Account: 196 Card: 1 of 1

Map/Lot:
Location:

014-035-A
1069 RIDGE RD

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 04/01/2020
Sale Price 0
Sale Type Buildings Only
Financing Unknown
Verified Public Record
Validity Related Parties

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

Dwelling Description				Replacement Cost New	
Ranch	One Story	888 Sqft	Grade C 100	Base	80,272
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,994
Rooms	2				
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	-888
Insulation	Minimal			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1950	0	Typical	Typical	Average	Typical					77,390
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	73%	100%	100%	56,495					
Outbuildings/Additions/Improvements						Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
2S Frame Garaae	1950	864	C 100	26.261	Ava.	73%	100%	100%		19,171
									Outbuilding Total	19,171
Acpt Land		0	Accepted Bldg			75,700	Total			75,700

PERRY
 Name: NELSON, LORI A
 GAUDET, CHERYL A

Valuation Report

12/28/2023

Page 200

Account: 197 Card: 1 of 1

Map/Lot:
 Location:

005-031
 US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT

Sale Data
 Sale Date 07/07/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550	
Total Acres 19.00					Land Total	8,550	
Acpt Land		8,600	Accepted Bldg		0	Total	8,600

PERRY
 Name: LEFEVRE, EUGENE B

Valuation Report

12/28/2023

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Map/Lot:

002-008

Location:

LINCOLN COVE RD

Account: 198 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

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

Sale Data
 Sale Date 09/21/2020
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean/Cove	50,000.00	70,711	75%	Unimproved	53,033	
Total Acres 2.00			Land Total		53,033		
Acpt Land		53,000	Accepted Bldg		0	Total	53,000

PERRY
Name: MCPHAIL, CHAD

Valuation Report

12/28/2023

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Map/Lot:

016-026

Location:

71 GIN COVE RD

Account: 199 Card: 1 of 1

Neighborhood 20 GIN COVE RD

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

Sale Data
Sale Date 03/28/2014
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50						Land Total 26,225

Dwelling Description				Replacement Cost New		
Conventional	One Story	772 Sqft	Grade C 100	Base		77,989
Exterior	Wood Siding	Masonry Trim	30Sqft	Trim		90
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-1,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	95% Forced Warm	Cooling	0% None	Heat		-112
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1953	1975	Typical	Typical	Below Average	Typical		85,241
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		69%	100%	100%	58,816

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1953	872	C 100	18.417	Ava-	69%	100%	100%	12.708	
Unfin Basement	1953	720	C 100	5.996	Ava-	69%	100%	100%	4.137	
Open Frame Porch	1953	90	C 100	846	Ava-	69%	100%	100%	584	
Frame Garage	1953	528	C 100	12.971	Ava-	69%	100%	100%	8.950	
Frame Shed	1953	80	E 100	796	Ava.	74%	100%	100%	589	
Outbuilding Total									26,968	

Acpt Land 26,200 **Accepted Bldg** 85,800 **Total** 112,000

PERRY
Name: CLOSSEY, WAYNE

Valuation Report

12/28/2023

Page 203

Account: 200 Card: 1 of 1

Map/Lot: 016-003
Location: 1873 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 03/18/2016
Topography	Rolling	Sale Price 15,000
Utilities	Dug WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

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

Land Description			Total Fctr	Influence	Value
Units	Method - Description	Price/Unit			
1.00	Acres-Baselot (Fract)	20,000.00	20,000 100%		20,000
9.25	Acres-Rear Land 2	450.00	4,163 100%		4,163
2.00	# -Lot Improvements	3,000.00	6,000 60%		3,600
Total Acres 10.25			Land Total		27,763

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	525 Sqft	Grade D 100	Base	75,202
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-4,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-646
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1850	0	Typical	Typical	Average	Typical		69,820
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	65%	100%	100%			45,383

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1850	147	D 100	1.055	Ava.	65%	100%	100%	686
Encl Frame Porch	1850	189	D 100	2.203	Ava.	65%	100%	100%	1,432
Wood Deck	1850	90	D 100	795	Ava.	65%	100%	100%	517
Open Frame Porch	1850	175	D 100	1.232	Ava.	65%	100%	100%	801
Frame Shed	1850	280	E 100	1.818	Ava.	65%	100%	100%	1,182
Frame Shed	1850	672	E 100	3.822	Poor	40%	100%	100%	1,529
1 & 1/2 Storv Fr	1850	294	D 100	6.924	Ava.	65%	100%	100%	4,501
Outbuilding Total									10,648

Acpt Land	27,800	Accepted Bldg	56,000	Total	83,800
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PERRY
 Name: CUMMINGS, MELANIE

Valuation Report

12/28/2023
 Page 204
 015-019-001
 US RTE ONE

Account: 201 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
Total Acres 1.00			Land Total		18,000		
Acpt Land		18,000	Accepted Bldg		0	Total	18,000

PERRY
Name: MACNICHOL, SCOTT

Valuation Report

12/28/2023

Page 205

Map/Lot:

009-056

Account: 202 Card: 1 of 1

Location:

28 JOHNSON RD

Neighborhood 2 JOHNSON RD

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

Sale Data
Sale Date 12/30/2003
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	95%		11,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			17,400

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,456 Sqft	Grade B 100	Base		135,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,639
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	145,609
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	126,680	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garae	1989	576	C 100	13.786	Ava.	87%	100%	100%	11.994
Wood Deck	1984	128	C 100	1.274	Ava.	85%	100%	100%	1.083
Stable w/Loft	2011	1280	C 100	16.004	Ava.	95%	100%	100%	15.204
Wood Deck	2012	396	C 100	3.418	Ava.	95%	100%	100%	3.247
Outbuilding Total									31,528

Acpt Land 17,400 **Accepted Bldg** 158,200 **Total** 175,600

PERRY
 Name: FICKETT, DANA W
 FICKETT, SHARON R

Valuation Report

12/28/2023
 Page 206
 010-020
 289 SHORE RD

Account: 203 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

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

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

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,512 Sqft	Grade C 100	Base		93,728
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement		-1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	101,216
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	82,997	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storr Frame	1975	325	C 100	6.864	Ava.	82%	100%	100%	5.628
Unfin Basement	1975	325	C 100	4.183	Ava.	82%	100%	100%	3.430
Wood Deck	1975	200	C 100	1.850	Ava.	82%	100%	100%	1.517
Wood Deck	1975	56	C 100	698	Ava.	82%	100%	100%	572
Frame Garage	1975	440	C 100	11.476	Ava.	82%	100%	100%	9.410
Frame Shed	1975	56	E 100	674	Ava.	82%	100%	100%	553
Frame Shed	1975	56	E 100	674	Ava.	82%	100%	100%	553
Bulkhead	1975	40	C 100	1.164	Ava.	82%	100%	100%	954
Outbuilding Total									22,617

Acpt Land 36,000 **Accepted Bldg** 105,600 **Total** 141,600

PERRY
 Name: GROSS, LESLIE

Valuation Report

12/28/2023

Page 207

Map/Lot:

002-018

Location:

OLD EASTPORT RD

Account: 204 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Level
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 09/12/2016
 Sale Price 6,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Misc (Fract)	12,000.00	8,485	75%	Unimproved	6,364	
Total Acres 0.50			Land Total		6,364		
Acpt Land		6,400	Accepted Bldg		0	Total	
						6,400	

PERRY
 Name: HENNEQUIN, MARSHALL
 HENNEQUIN, DONNA

Valuation Report

12/28/2023

Page 208

Account: 205 Card: 1 of 1

Map/Lot:
 Location:

013-019
 1781 US RTE ONE

Neighborhood 5 ROUTE 1
 Tree Growth 1998
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled Well
 Street Paved
 TG RECERT YEAR 2018

Sale Data
 Sale Date 10/01/1997
 Sale Price 32,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2008 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
42.00	Acres-Softwood	135.00	5,387	100%		5,387
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 47.00						Land Total 33,187

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	116,574
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,048
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	648
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Fair	Inadeq.	112,046
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	95%	100%	80,897	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	112	C 100	1.146	Fair	76%	100%	100%	871
Outbuilding Total									871

Acpt Land 33,200 **Accepted Bldg** 81,800 **Total** 115,000

PERRY
 Name: FITZGERALD,WILLIAM J JR & PATRICIA
 LIFE ESTATE

Valuation Report

12/28/2023

Page 209

Account: 206 Card: 1 of 1

Map/Lot:
 Location:

007-009
 133 LAMOND LN

Neighborhood 19 SHORE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Ocean	85,000.00	50,287	100%		50,287
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.35						Land Total 54,187

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base		118,905
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-3,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,048
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	124,729
Functional Obsolescence						
None	Economic Obsolescence			Phys. %	Func. %	Econ. %
	None			82%	100%	100%
						Value(Rcnd)
						102,278

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Open Frame Porch	1975	192	C 100	1.634	Ava.	1.340
Wood Deck	1975	220	C 100	2.010	Ava.	1.648
Outbuilding Total						2,988

Acpt Land	54,200	Accepted Bldg	105,300	Total	159,500
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PERRY
 Name: FOGGIA, MICHAEL C

Valuation Report

12/28/2023

Page 210

Map/Lot:

013-044

Location:

354 GIN COVE RD

Account: 207 Card: 1 of 1

Neighborhood 20 GIN COVE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.90	Acres-Ocean	85,000.00	144,750	90%	Unimproved	130,275	
2.87	Acres-Rear Land 1	3,000.00	8,610	100%		8,610	
Total Acres 5.77			Land Total			138,885	
Acpt Land		138,900	Accepted Bldg		0	Total	138,900

PERRY
 Name: FOGG, GERTRUDE

Valuation Report

12/28/2023

Page 211

Map/Lot:

003-028

Account: 208 Card: 1 of 1

Location:

197 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Sale Data

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

Sale Date 09/10/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	50%	Unimproved	3,000
Total Acres 1.40			Land Total			15,180

Accpt Land

15,200

Accepted Bldg

0

Total

15,200

PERRY
 Name: MCPHAIL, PETER L
 MCPHAIL, TAMMY S

Valuation Report

12/28/2023

Page 212

Account: 210 Card: 1 of 1

Map/Lot: 007-013-001+002
 Location: 33 GLEASON COVE RD

Neighborhood 18 GLEASON PT RD
 Tree Growth 2006
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2016

Sale Data
 Sale Date 09/01/2000
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2803P234
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
1.60	Acres-Rear Land 1	3,000.00	4,800	100%		4,800
15.00	Acres-Softwood	135.00	1,924	100%		1,924
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.60			Land Total			42,724

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base		159,874
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	864 Sqft, Grade B	Basement Gar	None	Fin Bsmt		16,200
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,741
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		945
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			
2003	0	Typical	Typical	Average				192,260
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	92%	100%	100%	176,879			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2003	272	B 100	2.816	Ava.	92%	100%	100%	2.591
Wood Deck	2003	144	B 100	1.752	Ava.	92%	100%	100%	1.612
Encl Frame Porch	2003	108	B 100	2.324	Ava.	92%	100%	100%	2.138
Frame Shed	2003	108	B 100	2.349	Ava.	92%	100%	100%	2.161
Frame Garae	2003	912	B 100	24.369	Ava.	92%	100%	100%	22.419
Outbuilding Total									30,921

Acpt Land 42,700 **Accepted Bldg** 207,800 **Total** 250,500

PERRY
 Name: THOMSON, RANDALL RAY
 THOMSON, STACY JO
 Account: 211 Card: 1 of 1

Valuation Report

12/28/2023
 Page 213
 Map/Lot: 007-011
 Location: SHORE RD

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 11/03/2016
 Sale Price 330,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Ocean	85,000.00	117,164	100%		117,164
4.70	Acres-Rear Land 1	3,000.00	14,100	100%		14,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
28.40	Acres-Rear Land 2	450.00	12,780	100%		12,780
Total Acres 35.00			Land Total			150,044

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,008 Sqft	Grade B 110	Base		179,379
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,015
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		8,250
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,040
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		191,684
2003	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	176,349

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	2003	624	B 110	28.370	Ava.	92%	100%	100%	26.100
Encl Frame Porch	2003	192	B 110	3.736	Ava.	92%	100%	100%	3.437
Finished Attic	2017	625	B 110	11.772	Ava.	92%	100%	100%	10.830
Outbuilding Total									40,367

Acpt Land 150,000 **Accepted Bldg** 216,700 **Total** 366,700

PERRY
 Name: BROWN, JANICE

Valuation Report

12/28/2023
 Page 214
 015-051
 US RTE ONE

Account: 212 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000 90%	Unimproved		18,000	
4.00	Acres-Rear Land 2	450.00	1,800 100%			1,800	
Total Acres 5.00			Land Total			19,800	
Acpt Land		19,800	Accepted Bldg		0	Total	19,800

Neighborhood 7 BIRCH PT RD
Tree Growth 2015
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/22/2019
Sale Price 400,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2020 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	100%		120,208
7.00	Acres-Softwood	135.00	898	100%		898
5.00	Acres-Mixed Wood	165.00	784	100%		784
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
Total Acres 15.00			Land Total			130,890

Dwelling Description				Replacement Cost New		
Contemporary	One & 3/4 Story	1,115 Sqft	Grade B 110	Base		203,548
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet None	Basement		-4,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,239
Rooms	5					
Bedrooms	2	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		16,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,341
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built 1990	Renovated 0	Kitchens Modern	Baths Modern	Condition Average	Layout Typical		212,159
Functional Obsolescence None	Economic Obsolescence no electricity..	Phys. % 88%	Func. % 95%	Econ. % 90%	Value(Rcnld)		159,628

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1990	240	B 110	6.970	Ava.	88%	95%	90%	5.245
Unfinished Attic	1990	240	B 110	1.870	Ava.	88%	95%	90%	1.408
One Storv Frame	1990	176	B 110	5.111	Ava.	88%	95%	90%	3.846
Encl Frame Porch	1990	107	B 110	2.542	Ava.	88%	95%	90%	1.912
Frame Garage	1990	506	B 110	17.321	Ava.	88%	95%	90%	13.032
Wood Deck	1990	481	B 110	5.634	Ava.	88%	95%	90%	4.239
Open Frame Porch	1990	28	B 110	504	Ava.	88%	95%	90%	380
Stable w/Loft	1990	1224	B 110	21.204	Ava.	88%	95%	90%	15.954
Open Frame Porch	1990	396	B 110	4.415	Ava.	88%	95%	90%	3.322
Outbuilding Total									49,338

Acpt Land	130,900	Accepted Bldg	209,000	Total	339,900
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PERRY
Name: BROWN, JANICE

Valuation Report

12/28/2023

Page 216

Map/Lot:

015-052

Location:

30 POTTLE RD

Account: 214 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

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

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
45.00	Acres-Rear Land 2	450.00	20,250	100%		20,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 46.00					Land Total	46,250

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	667 Sqft	Grade C 100	Base	104,543
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,167
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	2007	Typical	Typical	Average	Typical	108,576	
Functional Obsolescence						Value(Rcnd)	
None		None		65%	95%	100%	67,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
1 & 3/4 Storv Fr	1850	448	C 100	13.436	Ava.	Phy	Func	Econ	8.296
Frame Shed	1850	96	C 100	1.756	Ava.	65%	95%	100%	1.084
Outbuilding Total									9,380

Acpt Land

46,300

Accepted Bldg

76,400

Total

122,700

PERRY
 Name: DEGEN, PATRICIA ANN

Valuation Report

12/28/2023

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Map/Lot:

006-045

Location:

MAHAR LN

Account: 215 Card: 1 of 1

Neighborhood 14 MAHAR LN

Sale Data	
Sale Date	08/10/2015
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 Semi-Improved

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

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.10	Acres-Rear Land 2	450.00	945	100%		945	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.10			Land Total			18,945	
Accpt Land		18,900	Accepted Bldg		0	Total	18,900

PERRY
Name: CLARONI, TRACI CALDER

Valuation Report

12/28/2023

Page 218

Map/Lot: 018-011-00A
Location: 39 GOLDING RD

Account: 216 Card: 1 of 1

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 04/01/2017
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.17	Acres-Rear Land 2	450.00	77	100%		77
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.17						Land Total 18,077

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,144 Sqft	Grade B 100	Base		179,181
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-1,358
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,629
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,251
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	190,203
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	165,477	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1992	352	B 100	3.832	Ava.	87%	100%	100%	3.334
Encl Frame Porch	1992	120	B 100	2.476	Ava.	87%	100%	100%	2.154
Wood Deck	1989	32	B 100	632	Ava.	87%	100%	100%	550
Outbuilding Total									6,038

Acpt Land 18,100 **Accepted Bldg** 171,500 **Total** 189,600

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 03/10/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.00			Land Total			27,600

Dwelling Description				Replacement Cost New	
Conventional	One Story	992 Sqft	Grade D 100	Base	74,072
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-81
					0
Foundation	Piers	Basement	None	Basement	-9,761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,285
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	992	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	Old Type	Old Type	Average	Typical	62,945	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		95%	52%	100%	31,095

Acpt Land 27,600 **Accepted Bldg** 31,100 **Total** 58,700

PERRY
 Name: MORRISON, GALE M
 MORRISON, WENDY L

Valuation Report

12/28/2023

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Account: 218 Card: 1 of 1

Map/Lot:
 Location:

003-027
 232 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Sale Data
 Sale Date 07/15/2016
 Sale Price 210,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
37.00	Acres-Rear Land 2	450.00	16,650	100%		16,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 38.00					Land Total	42,650

Dwelling Description

Replacement Cost New

Ranch	One Story	2,052 Sqft	Grade B 100	Base	177,884
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,078
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,719
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Average	Typical	182,525	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	146,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1970	276	B 100	2.854	Ava.	80%	100%	100%	2.283
Encl Frame Porch	1970	24	B 100	1.250	Ava.	80%	100%	100%	1.000
Frame Garage	2007	1200	B 100	30.485	Good	95%	100%	100%	28.961
Outbuilding Total									32,244

Acpt Land 42,700 **Accepted Bldg** 178,300 **Total** 221,000

PERRY
Name: BAKER, LUCY

Valuation Report

12/28/2023

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Map/Lot:

018-014

Location:

15 GOLDING RD

Account: 219 Card: 1 of 1

Neighborhood 12 GOLDING RD

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

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

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

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	850 Sqft	Grade C 100	Base	82,365
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,233
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	850	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

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

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

PERRY
Name: GAUG, JOSHUA

Valuation Report

12/28/2023

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Map/Lot: 011-040-001

Account: 220 Card: 1 of 1

Location: 622 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 12/01/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
7.50	Acres-Rear Land 2	450.00	3,375	100%		3,375
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.50					Land Total	21,375

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	896 Sqft	Grade D 100	Base	99,020
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	0% Not Heated	Cooling	0% None	Heat	-4,562
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Obsolete	Obsolete	Poor	Typical	89,538
Functional Obsolescence						Value(Rcnld)
Delapidation		Economic Obsolescence		Phys. %	Func. %	Econ. %
		None		65%	45%	100%
						26,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1988	834	D 100	5.410	Poor	Phy 65%	Func 45%	Econ 100%	1.582
Frame Garage	1988	176	D 100	5.732	Poor	65%	45%	100%	1.677
Frame Shed	1988	196	E 100	1.389	Poor	65%	100%	100%	903
Outbuilding Total									4,162

Acpt Land 21,400 **Accepted Bldg** 30,400 **Total** 51,800

PERRY
 Name: NEUGUTH, CHRISTOPHER G
 NEUGUTH, CATHERINE E

Valuation Report

12/28/2023

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Account: 221 Card: 1 of 1

Map/Lot:
 Location:

003-019
 LEACH POINT RD

Neighborhood 9 LEACH PT RD

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

Sale Data
 Sale Date 07/29/2003
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.57	Acres-Ocean -	75,000.00	56,624	90%	Unimproved	50,961	
Total Acres 0.57			Land Total		50,961		
Acpt Land		51,000	Accepted Bldg		0	Total	51,000

PERRY
 Name: GEORGE, VINCENT D
 GEORGE, DARLA J

Valuation Report

12/28/2023

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Account: 222 Card: 1 of 1

Map/Lot:
 Location:

003-041
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD
 Tree Growth 2016
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 10/15/2015
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
20.00	Acres-Softwood	135.00	2,565	100%		2,565	
20.00	Acres-Mixed Wood	165.00	3,135	100%		3,135	
Total Acres 40.00			Land Total				5,700
Acpt Land		5,700	Accepted Bldg		0	Total	5,700

Valuation Report

Account: 223 Card: 1 of 1

Location: 463 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

Sale Data
Sale Date 01/10/2018
Sale Price 230,000
Sale Type Land & Buildings
Financing Unknown
Verified Seller
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.00			Land Total			30,500

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,120 Sqft	Grade B 100	Base		176,741
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,553
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	185,294
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	163,059	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1990	192	B 100	5.069	Ava.	88%	100%	100%	4.461
Open Frame Porch	1990	320	B 100	3.280	Ava.	88%	100%	100%	2.886
Frame Garage	1990	624	B 100	18.252	Ava.	88%	100%	100%	16.062
Frame Shed	1990	420	E 100	2.534	Ava.	88%	50%	100%	1.115
Metal Garage	1990	1800	B 110	52.308	Good	93%	110%	100%	53.511
Outbuilding Total									78,035

Acpt Land 30,500 **Accepted Bldg** 241,100 **Total** 271,600

PERRY
 Name: FROST, GENEVA DUNCAN-

Valuation Report

12/28/2023

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Account: 224 Card: 1 of 1

Map/Lot:
 Location:

003-003
 BIRCH POINT RD

Neighborhood 7 BIRCH PT RD
 Tree Growth 1996
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None
 TG RECERT YEAR 2006

Sale Data
 Sale Date 04/03/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2006 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
66.00	Acres-Softwood	135.00	8,465	100%		8,465	
72.00	Acres-Mixed Wood	165.00	11,286	100%		11,286	
Total Acres 138.00			Land Total		19,751		
Acpt Land		19,800	Accepted Bldg		0	Total	
						19,800	

PERRY
 Name: BROWN, NATALIE
 BROWN, JACOB

Valuation Report

12/28/2023

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Account: 225 Card: 1 of 1

Map/Lot:
 Location:

002-002
 44 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel
 TG RECERT YEAR 2006

Sale Data
 Sale Date 09/23/2019
 Sale Price 27,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
28.00	Acres-Rear Land 2	450.00	12,600	100%		12,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 29.00					Land Total	30,600

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	560 Sqft	Grade C 100	Base	95,839
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-56
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,964
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,548
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	490
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	Typical	Typical	Average	Typical	92,761	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	88,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2019	40	C 100	845	Ava.	95%	100%	100%	803
One Storv Frame	2019	132	C 100	2,788	Ava.	95%	100%	100%	2,649
Encl Frame Porch	2019	36	C 100	1,123	Ava.	95%	100%	100%	1,067
Outbuilding Total									4,519

Acpt Land 30,600 **Accepted Bldg** 92,600 **Total** 123,200

PERRY
 Name: MCPHAIL, ANGUS B

Valuation Report

12/28/2023

Page 228

Map/Lot:

004-002

Location:

CANNON HILL RD

Account: 226 Card: 1 of 1

Neighborhood 6 CANNON HILL RD
 Tree Growth 1996
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 03/25/2014
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2014 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
55.00	Acres-Softwood	135.00	7,054	100%		7,054	
5.00	Acres-Hardwood	130.00	618	100%		618	
Total Acres 60.00			Land Total		7,672		
Acpt Land		7,700	Accepted Bldg		0	Total	
						7,700	

PERRY
 Name: WHITEHEAD, JAMES T
 WHITEHEAD, YVONNE MARIE
 Account: 227 Card: 1 of 1

Valuation Report

12/28/2023
 Page 229
 018-050
 11 SHORE RD

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 04/01/2004
 Sale Price 85,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Ocean ---	25,000.00	39,528	100%		39,528
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.63	Acres-Rear Land 2	450.00	284	100%		284
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.13						Land Total 65,812

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,324 Sqft	Grade C 100	Base	160,166
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-5,037
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,958
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,324
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1850	2004	Typical	Typical	Good	Typical		152,495
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete			None	85%	75%	100%	97,216

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1850	510	C 100	14.647	Good	85%	75%	100%	9.338
Open Frame Porch	1850	545	C 100	4.363	Good	85%	75%	100%	2.782
Wood Deck	1850	138	C 100	1.354	Good	85%	75%	100%	863
Encl Frame Porch	1850	190	C 100	2.697	Good	85%	75%	100%	1.719
One Storv Frame	1850	140	C 100	2.957	Good	85%	75%	100%	1.885
Frame Garage	1850	768	C 100	17.048	Good	85%	75%	100%	10.868
Concrete Slab...	1850	600	C 100	3.000	Good	85%	75%	100%	1.912
Frame Shed	1850	64	E 100	714	Fair	50%	100%	100%	357
Outbuilding Total									29,724

Acpt Land 65,800 **Accepted Bldg** 126,900 **Total** 192,700

PERRY
 Name: RUSSELL, SANDRA F

Valuation Report

12/28/2023
 Page 230
 018-034
 SHORE RD

Account: 228 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/06/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
0.40	Acres-Rear Land 2	450.00	180	100%		180	
Total Acres 1.40			Land Total		10,980		

Acpt Land	11,000	Accepted Bldg	0	Total	11,000
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PERRY
 Name: FROST, KENNETH JR & SUSAN
 FROST, DONALD & DIANE
 Account: 230 Card: 1 of 1

Valuation Report

12/28/2023
 Page 231
 005-050
 THOMPSON STORE RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/30/2006
 Sale Price 19,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean --	55,000.00	110,000	100%		110,000
2.20	Acres-Rear Land 1	3,000.00	6,600	60%	View/Envir	3,960
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.20			Land Total			119,960

Dwelling Description				Replacement Cost New	
Conventional	One Story	880 Sqft	Grade B 100	Base	105,060
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	880 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,500
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	1/4 Finished			Attic	5,525
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	550
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Good	Typical	135,135
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	128,378	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	800	B 100	7.918	Good	95%	100%	100%	7.522
Wood Deck	2007	120	B 100	1.512	Good	95%	100%	100%	1.436
Wood Deck	2007	240	B 100	2.712	Good	95%	100%	100%	2.576
2S Frame Garaae	2017	864	C 100	26.261	Ava.	95%	100%	100%	24.948
Frame Garaae	2017	360	C 100	10.116	Ava.	95%	100%	100%	9.610
Open Frame Porch	2017	72	C 100	707	Ava.	95%	100%	100%	672
Outbuilding Total									46,764

Acpt Land 120,000 **Accepted Bldg** 175,100 **Total** 295,100

PERRY
 Name: RAYE, MATTHEW C, TRUSTEE
 FTOREK FAMILY IRREVOCABLE TRUST
 Account: 231 Card: 1 of 1

Valuation Report

12/28/2023
 Page 232
 014-014
 28 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Lake/Septic System
 Street Gravel

Sale Data
 Sale Date 08/20/2020
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Lake	80,000.00	42,332	100%		42,332
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.28						Land Total 46,832

Dwelling Description				Replacement Cost New	
Conventional	One Story	618 Sqft	Grade D 100	Base	56,867
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-6,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-801
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	Typical	Typical	Average	Typical	48,718
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	75%	90%	100%	32,885	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1956	91	E 100	842	Ava.	75%	100%	100%	632
Frame Shed	1956	120	E 100	1,000	Ava.	75%	100%	100%	750
Frame Shed	1956	63	E 100	710	Fair	61%	100%	100%	433
Outbuilding Total									1,815

Acpt Land 46,800 **Accepted Bldg** 34,700 **Total** 81,500

PERRY
 Name: STANHOPE, JEFFREY A
 STANHOPE, KALOUS K
 Account: 232 Card: 1 of 1

Valuation Report

12/28/2023
 Page 233
 006-008
 MAHAR LN

Map/Lot:
 Location:

Neighborhood 13 OLD ROUTE 1

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

Sale Data
 Sale Date 03/14/2013
 Sale Price 6,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500	
Total Acres 11.00			Land Total		15,300		

Acpt Land	15,300	Accepted Bldg	0	Total	15,300
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PERRY
 Name: BROWN, BENJAMIN C
 MITCHELL, MITCHELL, BETHANY
 Account: 233 Card: 1 of 1

Valuation Report

12/28/2023
 Page 234
 015-001
 LAKE RD

Map/Lot:
 Location:

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	Unimproved	27,000	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
12.75	Acres-Rear Land 3(>100)	300.00	3,825	100%		3,825	
Total Acres 113.75			Land Total			75,825	
Acpt Land		75,800	Accepted Bldg		0	Total	
						75,800	

PERRY
Name: GANEM, PAUL F

Valuation Report

12/28/2023

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Map/Lot:

006-037

Location:

COUNTY RD OFF

Account: 234 Card: 1 of 1

Neighborhood 17 ROUTE 190

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Ocean/Cove	50,000.00	122,475	90%	Unimproved	110,227	
8.00	Acres-Rear Land 1	3,000.00	24,000	60%	View/Envir	14,400	
Total Acres 14.00			Land Total			124,627	
Acpt Land		124,600	Accepted Bldg		0	Total	124,600

PERRY
 Name: MITCHELL, DAVID
 MITCHELL, TAMARA JEAN
 Account: 235 Card: 1 of 1

Valuation Report

12/28/2023
 Page 236
 014-017
 1 NORTH COOK RD

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.73	Acres-Lake	80,000.00	105,224	100%		105,224
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.73						Land Total 110,024

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,402 Sqft	Grade D 110	Base	102,226
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-15,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,998
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,265
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1930	2018	Typical	Typical	Good	Typical		83,788
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	71,220

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1930	528	D 110	4.036	Good	85%	100%	100%	3.431
Frame Shed	1930	96	E 100	878	Poor	40%	100%	100%	351
Wood Deck	1930	184	D 100	1.412	Ava.	65%	100%	100%	918
Frame Shed	1930	112	D 100	1.574	Ava-	60%	100%	100%	944
1 & 1/2 Storv Fr	2004	320	C 100	9.190	Good	94%	100%	100%	8.639
Wood Deck	2004	128	C 100	1.274	Ava.	93%	100%	100%	1.185
Frame Garage	1930	475	D 100	9.897	Fair	50%	100%	100%	4.948
Open Frame Porch	2018	182	D 110	1.405	Good	95%	100%	100%	1.335
Outbuilding Total									21,751

Acpt Land 110,000 Accepted Bldg 93,000 Total 203,000

PERRY
 Name: SERMERSHEIM, JOHN
 SERMERSHEIM, KIM S
 Account: 236 Card: 1 of 1

Valuation Report

12/28/2023
 Page 237
 015-007-004
 LAKE RD

Map/Lot:
 Location:

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

Sale Data
 Sale Date 12/11/2012
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Lake	80,000.00	63,498	75%	Access	47,624
Total Acres 0.63					Land Total	47,624

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
One Storv Frame	1910							200
----- S O U N D V A L U E -----								
Outbuilding Total								200
Acpt Land		47,600	Accepted Bldg		200	Total	47,800	

PERRY
 Name: SERMERSHEIN, KIM

Valuation Report

12/28/2023
 Page 238
 015-021
 US RTE ONE

Account: 237 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
30.00	Acres-Rear Land 2	450.00	13,500	100%		13,500	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 31.00			Land Total		36,300		
Accpt Land		36,300	Accepted Bldg		0	Total	
						36,300	

PERRY
Name: GRIMSHAW, W PAUL

Valuation Report

12/28/2023

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Account: 238 Card: 1 of 1

Map/Lot: 010-008
Location: 1359 US RTE ONE

Neighborhood 5	ROUTE 1					Sale Data
Zoning/Use	Residential .				Sale Date	10/26/2007
Topography	Below Street				Sale Price	10,000
Utilities	Septic System				Sale Type	Land Only
Street	Paved				Financing	Unknown
					Verified	Public Record
					Validity	Other Non Valid

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.03	Acres-Rear Land 1	3,000.00	3,090	100%		3,090
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.03			Land Total			29,090

Dwelling Description				Replacement Cost New	
Seasonal	Two Story	1,500 Sqft	Grade B 100	Base	185,598
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,969
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	6,750
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,925
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,500	Insulation	0
Unfin. Living Area	50%			Unfinished	-11,250

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Above Average	Typical	155,204
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						Value(Rcnld)
						145,892

Acpt Land	29,100	Accepted Bldg	145,900	Total	175,000
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Neighborhood 4 LAKE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.23						Land Total 42,867

Dwelling Description				Replacement Cost New	
Conventional	One Story	576 Sqft	Grade D 110	Base	60,428
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,235
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-821
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,559
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	57,931
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	87%	100%	100%	50,400	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Storv Frame	1988	144	D 110	2.743	Ava.	2.386
Wood Deck	1988	320	D 110	2.534	Ava.	2.205
Frame Shed	1988	56	D 110	1.216	Ava.	1.058
Open Frame Porch	1988	21	D 110	282	Ava.	245
Outbuilding Total						5,894

Acpt Land	42,900	Accepted Bldg	56,300	Total	99,200
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PERRY
 Name: HOFFMAN, CAITLIN M
 NELSON, CHASE D

Valuation Report

12/28/2023

Page 241

Account: 240 Card: 1 of 1

Map/Lot:
 Location:

016-020
 120 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 11/12/2020
 Sale Price 399,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Ocean --	55,000.00	60,249	100%		60,249
8.80	Acres-Rear Land 4	1,000.00	8,800	100%		8,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00						75,049

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,616 Sqft	Grade B 100	Base		224,041
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		4,454
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,250
Insulation	Heavy			Insulation		1,515
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	248,760
Functional Obsolescence						Value(Rcnd)
None		None		93%	100%	231,347

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Storv Frame	2005	240	B 100	6.336	Ava.	5.892
Wood Deck	2005	544	B 100	5.752	Ava.	5.349
Encl Frame Porch	2005	32	B 100	1.352	Ava.	1.257
Frame Garaae	2005	864	B 100	23.349	Ava.	21.715
Frame Shed	2005	96	C 100	1.756	Ava.	1.633
2S Frame Garaae	2007	672	C 110	23.934	Ava.	22.498
Outbuilding Total						58,344

Acpt Land 75,000 **Accepted Bldg** 289,700 **Total** 364,700

PERRY
 Name: KELLEY, KATHARINE
 KELLEY, THOMAS

Valuation Report

12/28/2023

Page 242

Account: 241 Card: 1 of 1

Map/Lot:
 Location:

016-027
 70 GIN COVE RD

Neighborhood 20 GIN COVE RD

Sale Data

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

Sale Date 08/01/1995
 Sale Price 13,500
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	Acres-Ocean --	55,000.00	54,724	100%		54,724
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.99			Land Total			60,724

Acpt Land 60,700 **Accepted Bldg** 0 **Total** 60,700

PERRY
 Name: TOMAH, ERICA MARIE
 TOMAH, DWAYNE JOSEPH
 Account: 242 Card: 1 of 1

Valuation Report

12/28/2023
 Page 243
 011-009-018
 23 ROYS WAY

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 10/29/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00			Land Total			22,050

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base		139,067
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,600
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Heavy			Insulation		901
Unfin. Living Area	NONE			Unfinished		0

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

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1993	416	C 110	3.703	Ava.	3.296
Wood Deck	1993	256	C 110	2.528	Ava.	2.250
Wood Deck	1993	364	C 110	3.478	Ava.	3.095
Frame Shed	1993	1700	D 100	14.882	Ava.	13.245
Outbuilding Total						21,886

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

PERRY
Name: DUNN, FLYNN

Valuation Report

12/28/2023

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Account: 243 Card: 1 of 1

Map/Lot: 011-011
Location: 19 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Lake	80,000.00	50,596	90%	Unimproved	45,537
1.58	Acres-Rear Land 2	450.00	711	100%		711
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.98						Land Total 52,248

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	768 Sqft	Grade B 100	Base		139,005
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,275
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		720
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Good	Inadeq.	144,950
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	95%	100%	130,817	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	192	B 100	2.042	Good	95%	95%	100%	1.843
Wood Deck	2011	300	B 100	3.312	Good	95%	95%	100%	2.989
Outbuilding Total									4,832

Acpt Land 52,200 **Accepted Bldg** 135,600 **Total** 187,800

PERRY
 Name: DEAN, JAMES L III
 DEAN, JUDITH A

Valuation Report

12/28/2023

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Account: 244 Card: 1 of 1

Map/Lot:
 Location:

006-051
 733 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 07/01/1994
 Sale Price 89,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
11.60	Acres-Rear Land 2	450.00	5,220	100%		5,220
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.60						Land Total 31,220

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	924 Sqft	Grade B 100	Base	154,648
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	982
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1976	0	Typical	Typical	Average	Typical	161,880	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	132,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1976	306	B 100	8.079	Ava.	82%	100%	100%	6.625
Unfin Basement	1976	306	B 100	5.120	Ava.	82%	100%	100%	4.198
Wood Deck	1976	160	B 100	1.912	Ava.	82%	100%	100%	1.568
Frame Shed	1976	120	C 100	2.001	Ava.	82%	100%	100%	1.641
Frame Shed	1976	144	C 100	2.247	Ava.	82%	100%	100%	1.843
Outbuilding Total									15,875

Acpt Land

31,200

Accepted Bldg

148,600

Total

179,800

PERRY
Name: BIRD, ROBERT E

Valuation Report

12/28/2023

Page 246

Account: 245 Card: 1 of 1

Map/Lot:
Location:

016-012
224 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
Sale Date 11/14/2019
Sale Price 292,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Ocean	85,000.00	96,915	100%		96,915
4.40	Acres-Rear Land 1	3,000.00	13,200	100%		13,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.70						Land Total 116,115

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,412 Sqft	Grade B 110	Base		156,603
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt		13,125
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,815
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		8,250
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,875
Insulation	Heavy			Insulation		971
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Average	Typical	188,639	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	173,548

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnd
Wood Deck	2003	364	B 110	4.347	Ava.	92%	100%	100%	3.999
Frame Garae	2003	672	B 110	21.198	Ava.	92%	100%	100%	19.502
Outbuilding Total									23,501

Acpt Land 116,100 **Accepted Bldg** 197,000 **Total** 313,100

PERRY
Name: MACNICHOL, SCOTT

Valuation Report

12/28/2023

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Map/Lot:

009-055

Account: 246 Card: 1 of 1

Location:

20 JOHNSON RD

Neighborhood 2 JOHNSON RD

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

Sale Data
Sale Date 09/14/2017
Sale Price 5,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.03	Acres-Rear Land 2	450.00	14	100%		14
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.03			Land Total			18,014

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	966 Sqft	Grade C 100	Base		91,539
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-2,174
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Fair	Typical	89,365
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	95%	100%
						Value(Rcnd)
						59,428

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
1SFr Overhanc	1976	39	C 100	824	Fair	70%	95%	100%		548
Outbuilding Total										548

Acpt Land 18,000 **Accepted Bldg** 60,000 **Total** 78,000

PERRY
 Name: SWEDEEN, SUZANNE
 SWEDEEN, BRET

Valuation Report

12/28/2023

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Account: 247 Card: 1 of 1

Map/Lot:
 Location:

002-010-002-002
 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Sale Data
 Sale Date 04/30/2021
 Sale Price 69,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
3.50	Acres-Rear Land 1	3,000.00	10,500	100%		10,500	
Total Acres 5.00			Land Total			104,193	

Acpt Land 104,200 **Accepted Bldg** 0 **Total** 104,200

PERRY
Name: MORRISON, GERALD S

Valuation Report

12/28/2023

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Account: 248 Card: 1 of 1

Map/Lot:
Location:

010-048
457 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 08/09/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Baselot (Fract)	30,000.00	18,248	100%		18,248
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.37			Land Total			24,248

Dwelling Description

Replacement Cost New

Conventional	One Story	792 Sqft	Grade D 110	Base	69,959
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-7,144
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-714
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Below Average	Typical	62,101
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		64%	100%	100%
						Value(Rcnld)
						39,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storr Frame	1940	189	D 100	3.273	Fair	54%	100%	100%	1,767
Frame Garace	1940	320	D 100	7.738	Fair	54%	100%	100%	4,179
Outbuilding Total									5,946

Acpt Land

24,200

Accepted Bldg

45,700

Total

69,900

PERRY
Name: BRYAN, CAROL P

Valuation Report

12/28/2023

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Map/Lot:

010-051

Location:

496 SHORE RD

Account: 249 Card: 1 of 1

Neighborhood 19 SHORE RD
Tree Growth 2004
Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2004

Sale Data
Sale Date 09/01/1994
Sale Price 211,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2018 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
5.42	Acres-Rear Land 4	1,000.00	5,420	100%		5,420
11.00	Acres-Softwood	135.00	1,411	100%		1,411
27.00	Acres-Mixed Wood	165.00	4,232	100%		4,232
3.00	Acres-Wasteland	120.00	360	100%		360
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 47.42			Land Total			67,423

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

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1987	140	B 100	3.696	Ava.	86%	100%	100%	3.179
Frame Shed	1987	192	C 100	2.737	Ava.	86%	100%	100%	2.354
2S Frame Garaae	1987	884	B 100	33.412	Ava.	86%	100%	100%	28.734
Frame Shed	1987	286	D 100	3.032	Ava.	86%	100%	100%	2.608
Wood Deck	1987	140	B 100	1.712	Ava.	86%	100%	100%	1.472
Frame Shed	1987	48	E 100	633	Ava.	86%	100%	100%	544
Outbuilding Total									38,891

Acpt Land 67,400 **Accepted Bldg** 210,100 **Total** 277,500

PERRY
Name: MITCHELL, ALICIA

Valuation Report

12/28/2023

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Map/Lot: 004-013

Account: 250 Card: 1 of 1

Location: 340 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

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

Sale Date 04/13/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.13	Acres-Misc (Fract)	12,000.00	4,327 100%		4,327
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.13			Land Total		10,327

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	528 Sqft	Grade D 100	Base	73,921
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,014
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Old Type	Old Type	Below Average	Typical	71,907
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	66%	94%	100%	44,611	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1945	32	D 100	887	Ava-	66%	94%	100%	550
Frame Shed	1945	80	E 100	796	Ava-	66%	100%	100%	525
Frame Shed	1945	48	E 100	633	Ava-	66%	100%	100%	418
One Storv Frame	1945	192	D 100	3.325	Ava-	66%	94%	100%	2,062
Outbuilding Total									3,555

Acpt Land

10,300

Accepted Bldg

48,200 **Total**

58,500

PERRY
Name: CHESEAU, LISA

Valuation Report

12/28/2023

Page 252

Map/Lot:

012-008-A

Location:

101 SLEIGHT LN

Account: 251 Card: 1 of 1

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 09/30/2022
Sale Price 1
Sale Type Land & Buildings
Financing Unknown
Verified Seller
Validity Distressed Sale

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

Units		Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	#	-Lot Improvements	3,000.00	3,000	50%	1,500
Total Acres 0.00				Land Total		1,500

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	340 Sqft	Grade E 100	Base		38,434
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-2,295
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-1,242
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,500
Insulation	None			Insulation		-255
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1905	0	Obsolete	Obsolete	Below Average	Typical		34,142
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	90%	100%	18,437

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Storv Frame	1905	200	E 100	2.112	Ava-	60%	90%	100%	1,140
Open Frame Porch	1905	120	E 100	539	Ava-	60%	90%	100%	291
Frame Garage	1905	252	E 110	4.555	Poor	40%	50%	100%	911
Outbuilding Total								2,342	

Acpt Land 1,500 **Accepted Bldg** 20,800 **Total** 22,300

PERRY
 Name: ROBINSON, SHAROL CLAIREEN
 ROBINSON, JON DALE

Valuation Report

12/28/2023

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Account: 252 Card: 1 of 1

Map/Lot:
 Location:

018-043
 22 GLEASON RD

Neighborhood 18 GLEASON PT RD

Sale Data

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

Sale Date 08/12/2021
 Sale Price 33,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.90	Acres-Baselot (Fract)	20,000.00	18,974 90%	Unimproved	17,076
Total Acres 0.90			Land Total		17,076

Accpt Land 17,100 **Accepted Bldg** 0 **Total** 17,100

PERRY
 Name: NELSON, DEBRA M
 METCALF, HENRY CARTER; S M TRIEBER
 Account: 253 Card: 1 of 1

Valuation Report

12/28/2023
 Page 254
 016-017+018
 115 LYMAN RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 01/07/2022
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Ocean	85,000.00	96,915	100%		96,915
1.00	# -Lot Improvements	3,000.00	3,000	100%	Excess Frt	3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.71	Acres-Rear Land 1	3,000.00	5,130	100%		5,130
1.00	Acres-Ocean	85,000.00	85,000	90%	Excess Frt	76,500
Total Acres 4.01			Land Total			183,345

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	720 Sqft	Grade D 100	Base	63,406
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-7,970
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,325
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-590
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	53,521
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		generator only		80%	100% 95%	40,676

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1970	144	D 100	2.494	Ava.	Phy 80%	Func 100%	Econ 95%	1.895
Open Frame Porch	1970	216	D 100	1.492	Ava.	80%	100%	95%	1.134
Outbuilding Total									3,029

Acpt Land 183,300 **Accepted Bldg** 43,700 **Total** 227,000

PERRY
 Name: LEFEVRE, EUGENE B

Valuation Report

12/28/2023

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Map/Lot:

002-007

Location:

LINCOLN COVE RD

Account: 254 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

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

Sale Data
 Sale Date 09/21/2020
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean/Cove	50,000.00	50,000	75%	Unimproved	37,500	
Total Acres 1.00			Land Total		37,500		
Acpt Land		37,500	Accepted Bldg		0	Total	37,500

PERRY
 Name: BELMONT HILL SCHOOL INC

Valuation Report

12/28/2023
 Page 256
 001-003-001-009
 BIRCH PT

Account: 255 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 7 BIRCH PT RD

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.54	Acres-Ocean	85,000.00	105,482	90%	Unimproved	94,934	
8.76	Acres-Rear Land 1	3,000.00	26,280	100%		26,280	
Total Acres 10.30			Land Total		121,214		

Accpt Land 121,200 **Accepted Bldg** 0 **Total** 121,200

PERRY
 Name: GUISSINGER, BRETT A 1/2
 GUISSINGER, PENNY L 1/2

Valuation Report

12/28/2023

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Account: 256 Card: 1 of 1

Map/Lot:
 Location:

013-021
 815 SHORE RD

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 09/30/2020
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00					Land Total	34,550

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	629 Sqft	Grade C 100	Base	101,452
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,740
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1976	0	Typical	Typical	Average	Typical	102,935	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		82%	100%	100%	84,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Encl Frame Porch	1976	192	C 100	2.717	Ava.	82%	100%	100%	2.228
Open Frame Porch	1976	64	C 100	645	Ava.	82%	100%	100%	529
Wood Deck	1976	128	C 100	1.274	Ava.	82%	100%	100%	1.045
One Storv Frame	1976	752	C 100	15.882	Ava.	82%	100%	100%	13.023
Unfin Basement	1976	752	C 100	6.143	Ava.	82%	100%	100%	5.037
Frame Shed	1976	240	D 100	2.647	Ava.	82%	100%	100%	2.171
Outbuilding Total									24,033

Acpt Land

34,600

Accepted Bldg

108,400 **Total**

143,000

PERRY
 Name: WARD, BARBARA
 WARD, CLIFFORD

Valuation Report

12/28/2023
 Page 258
 015-034
 178 LAKE RD

Account: 257 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

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

Sale Date 09/01/1996
 Sale Price 9,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00					Land Total	18,450

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,024 Sqft	Grade C 100	Base	131,741
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,029
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Below Average	Typical	129,712	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		60%	70%	100%	54,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1920	50	C 100	650	Ava-	60%	70%	100%		273
Outbuilding Total										273

Acpt Land

18,500

Accepted Bldg

54,800

Total

73,300

PERRY
Name: PRESCOTT, SANDRA A

Valuation Report

12/28/2023

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Map/Lot: 018-008

Account: 258 Card: 1 of 1

Location: 104 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Sale Data

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

Sale Date 09/15/2003
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Misc (Fract)	12,000.00	8,485 100%		8,485
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.50			Land Total		14,485

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade D 110	Base	55,570
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,611
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	480	Insulation	-433
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	0	Typical	Typical	Average	Typical	50,526	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		85%	100%	100%	42,947

Accpt Land 14,500 **Accepted Bldg** 42,900 **Total** 57,400

PERRY
Name: YANG, TINA

Valuation Report

12/28/2023

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Map/Lot:

003-044

Location:

473 CANNON HILL RD

Account: 259 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

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

Sale Data
Sale Date 10/29/2020
Sale Price 35,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
20.00	Acres-Rear Land 2	450.00	9,000	100%		9,000	
Total Acres 21.00			Land Total		22,500		
Accpt Land		22,500	Accepted Bldg		0	Total	22,500

PERRY
Name: HARRINGTON, GEORGE K

Valuation Report

12/28/2023
Page 261
013-011-001
665 SHORE RD

Account: 260 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19	SHORE RD	Sale Data
Zoning/Use	Residential .	Sale Date 04/01/1998
Topography	Rolling	Sale Price 0
Utilities	Dug WellSeptic System	Sale Type
Street	Semi-Improved	Financing
		Verified
		Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	80,000.00	80,000	50%	Size/Shape	40,000
1.65	Acres-Rear Land 1	3,000.00	4,950	50%	Access	2,475
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.65					Land Total	48,475

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	783 Sqft	Grade D 100	Base	92,174
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,997
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-963
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Old Type	Old Type	Poor	Typical	89,214	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	89%	100%	31,760

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 Storv Fr	1900	180	E 100	2.585	Poor	40%	100%	100%	1.034
Stable w/Loft	1900	780	D 100	8.851	Poor	40%	50%	100%	1.770
Outbuilding Total									2,804

Acpt Land	48,500	Accepted Bldg	34,600	Total	83,100
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PERRY
 Name: MORRISON,GRAY B,FRANCES KAY &

Valuation Report

12/28/2023
 Page 262
 010-036-002
 SHORE RD

Account: 261 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 10/27/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	50,000.00	50,000	90%	Unimproved	45,000	
1.00	Acres-Rear Land 4	1,000.00	1,000	100%		1,000	
Total Acres 2.00			Land Total		46,000		
Acpt Land		46,000	Accepted Bldg		0	Total	46,000

PERRY
 Name: HARRIS, LEE M
 HARRIS, GLORIA J

Valuation Report

12/28/2023
 Page 263
 010-035
 382 SHORE RD

Account: 262 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
1.00	Acres-Rear Land 4	1,000.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			57,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,344 Sqft	Grade C 110	Base		112,776
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		-1,478
Fin. Basement Area	924 Sqft, Grade C	Basement Gar	None	Fin Bsmt		13,860
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,144
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	132,802
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	111,554	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1980	128	C 110	1.401	Ava.	84%	100%	100%	1.177	
Encl Frame Porch	1980	48	C 110	1.371	Ava.	84%	100%	100%	1.152	
Wood Deck	1980	528	C 110	4.921	Ava.	84%	100%	100%	4.134	
2S Frame Garaae	1980	768	C 100	24.010	Ava.	84%	100%	100%	20.168	
Outbuilding Total									26,631	

Acpt Land 57,000 **Accepted Bldg** 138,200 **Total** 195,200

PERRY
Name: JOHNSON, MILLARD T

Valuation Report

12/28/2023

Page 264

Map/Lot:

013-038

Location:

453 GIN COVE RD

Account: 263 Card: 1 of 1

Neighborhood 20 GIN COVE RD

Sale Data

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

Sale Date 02/01/2000
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.60	Acres-Rear Land 2	450.00	270	100%		270
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.60					Land Total	26,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1988	14X66	C 100	24.926	Ava.	47%	100%	100%	11.616
Frame Garage	1998	720	C 100	16.233	Ava.	91%	100%	100%	14.772
Wood Deck	1988	80	C 100	890	Ava.	87%	100%	100%	774
Frame Shed	1988	80	E 100	796	Ava.	87%	100%	100%	693
Outbuilding Total									27,855

Acpt Land

26,300

Accepted Bldg

27,900

Total

54,200

PERRY
Name: HASTINGS, GREGORY A

Valuation Report

12/28/2023

Page 265

Map/Lot: 009-013-001
Location: 343 SOUTH MEADOW RD

Account: 264 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

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

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

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

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

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,664 Sqft	Grade B 100	Base		160,038
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-208
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	668 Sqft, Grade E	Basement Gar	None	Fin Bsmt		5,010
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,016
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,040
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total Value(Rcnld)
Built	Renovated	Kitchens	Baths	Condition	Layout		
2007	0	Typical	Typical	Average	Typical		183,896
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	
Incomplete		None		94%	95%	100%	164,219

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2007	1136	B 100	11.164	Ava.	94%	95%	100%	9.969
Frame Garage	2007	672	C 100	15.417	Ava.	94%	100%	100%	14.492
Unfinished Attic	2007	672	C 100	2.008	Ava.	94%	65%	100%	1.227
Frame Garage	2007	480	C 100	12.155	Ava.	94%	90%	100%	10.283
Frame Shed	2007	240	C 100	3.228	Ava.	94%	100%	100%	3.034
Outbuilding Total									39,005

Acpt Land 18,000 **Accepted Bldg** 203,200 **Total** 221,200

PERRY
 Name: ROSENFELD, RONALD S & ZELIA M
 TRUSTEE, ROSENEIRO TRUST OF 2014
 Account: 265 Card: 1 of 1

Valuation Report

12/28/2023
 Page 266
 Map/Lot: 001-003-001-001
 Location: 281 Birch Pt Rd

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 06/01/1999
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Ocean	85,000.00	107,517	100%		107,517
9.60	Acres-Rear Land 1	3,000.00	28,800	100%		28,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.20						Land Total 142,317

Dwelling Description				Replacement Cost New		
Contemporary	One & 3/4 Story	1,264 Sqft	Grade B 110	Base		221,047
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,410
Rooms	9					
Bedrooms	3	Add Fixtures	1			
Baths	3	Half Baths	1	Plumbing		24,750
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,875
Insulation	Heavy			Insulation		1,521
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Modern	Modern	Average	Typical	258,603
Functional Obsolescence						Value(Rcnd)
None			no electricity..	91%	100%	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
1 & 1/2 Storv Fr	2000	728	B 110	28.749	Ava.	91%	100%	90%	23.546
One Storv Frame	2000	256	B 110	7.435	Ava.	91%	100%	90%	6.089
Open Frame Porch	2000	72	B 110	972	Ava.	91%	100%	90%	796
Patio	2000	252	B 110	3.287	Ava.	91%	100%	90%	2.692
Patio	2000	1084	B 110	11.867	Ava.	91%	100%	90%	9.719
One Storv Frame	2000	144	B 110	4.181	Ava.	91%	100%	90%	3.424
Frame Garage	2000	768	B 110	23.441	Ava.	91%	100%	90%	19.198
One Storv Frame	2000	36	B 110	1.045	Ava.	91%	100%	90%	856
Frame Shed	2011	280	B 110	5.001	Ava.	91%	100%	90%	4.096
Outbuilding Total									70,416

Acpt Land 142,300 **Accepted Bldg** 282,200 **Total** 424,500

Account: 266 Card: 1 of 1

Map/Lot: 011-017
Location: 10 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 11/22/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Lake	80,000.00	67,409	100%		67,409
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.71						Land Total 71,909

Dwelling Description				Replacement Cost New		
Conventional	One Story	616 Sqft	Grade D 110	Base		61,228
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-878
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2009	Typical	Typical	Good	Typical	53,682
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			90%		100%	100%

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Storv Frame	2009	198	D 110	3.772	Good	3.395
Frame Shed	1970	96	E 100	878	Ava.	702
Frame Shed	1970	64	E 100	714	Ava.	571
Outbuilding Total						4,668

Acpt Land 71,900 **Accepted Bldg** 53,000 **Total** 124,900

PERRY
 Name: WHEELER III, ROBERT OWEN
 BUTLER, BRUCE ARNOLD
 Account: 267 Card: 1 of 1

Valuation Report

12/28/2023
 Page 268
 011-018
 12 ROYS WAY SOUTH

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 01/11/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Lake	80,000.00	66,933	100%		66,933
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.70			Land Total			72,933

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	896 Sqft	Grade B 100	Base	151,840
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	728 Sqft, Grade E	Basement Gar	None	Fin Bsmt	2,730
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,436
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	840
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	157,846
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			92%		100%	100%
						145,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	320	B 100	3.512	Ava.	92%	100%	100%	3.231
Frame Shed	2002	100	C 100	1.797	Ava.	92%	100%	100%	1.653
Wood Deck	2002	160	D 100	1.255	Ava.	92%	100%	100%	1.155
Outbuilding Total									6,039

Acpt Land 72,900 **Accepted Bldg** 151,300 **Total** 224,200

PERRY
 Name: SEELEY, DIANE

Valuation Report

12/28/2023

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Map/Lot:

011-016

Location:

ROYS WAY SOUTH

Account: 268 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 07/17/2018
 Sale Price 14,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.67	Acres-Lake	80,000.00	65,483	90%	Unimproved	58,935	
Total Acres 0.67			Land Total		58,935		
Acpt Land		58,900	Accepted Bldg		0	Total	58,900

PERRY
 Name: BEAL, PEYTON FOREST R
 BEAL, ALICE

Valuation Report

12/28/2023

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Account: 269 Card: 1 of 1

Map/Lot:
 Location:

008-012-002
 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

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

Sale Data
 Sale Date 05/11/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
29.00	Acres-Rear Land 2	450.00	13,050	100%		13,050	
Total Acres 30.00			Land Total		23,850		

Acpt Land	23,900	Accepted Bldg	0	Total	23,900
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PERRY

Valuation Report

12/28/2023

Name: SGRITTA, THOMAS

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SGRITTA, MARGARET

Map/Lot:

005-025

Account: 270 Card: 1 of 1

Location:

MOUNTAIN RD

Neighborhood 5 ROUTE 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.64	Acres-Ocean -	75,000.00	60,000 90%	Unimproved		54,000	
Total Acres 0.64			Land Total			54,000	
Acpt Land		54,000	Accepted Bldg		0	Total	54,000

PERRY
 Name: HIBBARD, NEAL

Valuation Report

12/28/2023
 Page 272
 006-028-001
 COUNTY RD

Account: 271 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 17 ROUTE 190

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

Sale Data
 Sale Date 02/12/2007
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250	
Total Acres 6.00			Land Total		20,250		
Acpt Land		20,300	Accepted Bldg		0	Total	
						20,300	

PERRY
 Name: BASSETT, AMKUWIPOSOHEHS J
 BASSETT, NATALIE D
 Account: 273 Card: 1 of 1

Valuation Report

12/28/2023
 Page 273
 004-026
 169 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
47.00	Acres-Rear Land 2	450.00	21,150	100%		21,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 48.00						Land Total 47,150

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

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

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Bav Window	1998	74	C 100	3.377	Ava.	3.073
Open Frame Porch	1998	736	C 100	5.839	Ava.	5.313
Open Frame Porch	1998	108	E 100	492	Ava.	448
Frame Shed	1998	70	E 100	745	Fair	596
Outbuilding Total						9,430

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

PERRY
Name: DORE, DEVON D

Valuation Report

12/28/2023

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Map/Lot: 004-022

Account: 274 Card: 1 of 1

Location: 208 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

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

Sale Date 04/15/2021
Sale Price 115,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.40	Acres-Rear Land 1	3,000.00	1,200	60%		720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40					Land Total	26,720

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade B 100	Base	106,210
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,827
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,008	Insulation	630
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	Typical	Typical	Average	Typical	108,667	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		83%	100%	100%	90,194

Acpt Land 26,700 **Accepted Bldg** 90,200 **Total** 116,900

PERRY
Name: BERBINE, ESTHER MEAD

Valuation Report

12/28/2023
Page 275
013-032
GIN COVE RD

Account: 275 Card: 1 of 1
Map/Lot: Location:

Neighborhood 20 GIN COVE RD

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

Sale Data

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

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.52	Acres-Baselot (Fract)	20,000.00	14,422 50%	Restrictio	7,211	
Total Acres 0.52			Land Total		7,211	
Acpt Land		7,200	Accepted Bldg	0	Total	7,200

PERRY
 Name: LEDFORD, KEITH
 LEDFORD, AMPHAY
 Account: 276 Card: 1 of 1

Valuation Report

12/28/2023
 Page 276
 Map/Lot: 001-003-001-016
 Location: BIRCH PT

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 09/29/2017
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean/Cove	50,000.00	61,237	90%	Unimproved	55,114	
10.80	Acres-Rear Land 1	3,000.00	32,400	60%	Size/Shape	19,440	
Total Acres 12.30			Land Total		74,554		

Acpt Land	74,600	Accepted Bldg	0	Total	74,600
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Account: 277 Card: 1 of 1

Neighborhood 17 ROUTE 190

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

Sale Data
 Sale Date 10/05/2017
 Sale Price 172,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Ocean/Cove	50,000.00	132,288	50%	Size/Shape	66,144
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
10.00	Acres-Rear Land 4	1,000.00	10,000	100%		10,000
25.00	Acres-Rear Land 2	450.00	11,250	100%		11,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 49.00			Land Total			96,544

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2021	120	C 100	1.078	Ava.	95%	100%	100%	1.024
Frame Shed	2021	120	B 100	2.501	Good	95%	100%	100%	2.376
Outbuilding Total									3,400

Acpt Land 96,500 **Accepted Bldg** 3,400 **Total** 99,900

PERRY
 Name: JONES,JOHN KEVIN & FREYER,CAROLYN ANN
 THE 2018 FREYER JONES FAMILY TRUST
 Account: 278 Card: 1 of 1

Valuation Report

12/28/2023
 Page 278
 012-012
 GOLDING RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 01/22/2020
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
40.00	Acres-Rear Land 3(>100)	300.00	12,000	100%		12,000	
Total Acres 141.00			Land Total			67,800	

Accpt Land 67,800 **Accepted Bldg** 0 **Total** 67,800

PERRY
 Name: POTTLE, MASON
 POTTLE, SANDRA

Valuation Report

12/28/2023

Page 279

Account: 279 Card: 1 of 1

Map/Lot:
 Location:

010-055
 505 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 05/01/1996
 Sale Price 77,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Ocean	85,000.00	87,099	100%		87,099
1.62	Acres-Rear Land 1	3,000.00	4,860	100%		4,860
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.67					Land Total	97,959

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	960 Sqft	Grade B 100	Base	158,258
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	105% Hot Water BB	Cooling	0% None	Heat	3,002
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	900
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Good	Typical	169,660	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	152,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1970	444	B 100	4.752	Good	90%	100%	100%	4.277
Frame Garage	2010	896	B 100	24.029	Good	90%	100%	100%	21.626
Unfinished Attic	2010	896	B 100	2.930	Good	90%	100%	100%	2.637
Frame Garage	1970	322	C 100	9.471	Ava.	80%	100%	100%	7.577
One Storv Frame	2019	324	B 100	8.554	Good	90%	100%	100%	7.699
One Storv Frame	150	0	B 100	0	Good	90%	100%	100%	0
Frame Shed	2019	240	D 100	2.647	Ava.	95%	100%	100%	2.515
Outbuilding Total									46,331

Acpt Land

98,000

Accepted Bldg

199,000 **Total**

297,000

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

Valuation Report

12/28/2023
 Page 280
 018-013
 GOLDING RD

Account: 281 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
8.75	Acres-Rear Land 2	450.00	3,938	100%		3,938	
Total Acres 9.75			Land Total		14,738		
Acpt Land		14,700	Accepted Bldg		0	Total	14,700

PERRY
 Name: KINNEY, LINDA S
 KINNEY, JOHN E

Valuation Report

12/28/2023

Page 281

Account: 282 Card: 1 of 1

Map/Lot:
 Location:

018-015
 7 GOLDING RD

Neighborhood 12 GOLDING RD

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

Sale Data
 Sale Date 11/06/2014
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 19,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade B 100	Base	121,125
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1951	0	Typical	Typical	Good	Typical	127,375	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	112,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	2009	480	B 100	12.672	Good	88%	100%	100%	11.151
Stable w/Loft	1951	480	D 100	6.288	Ava.	73%	100%	100%	4.590
Frame Garage	1951	768	D 100	13.979	Ava.	73%	100%	100%	10.205
Wood Deck	2000	808	B 100	8.392	Good	88%	100%	100%	7.385
Outbuilding Total									33,331

Acpt Land

19,400

Accepted Bldg

145,400

Total

164,800

PERRY
 Name: GLEASON, WILLIAM
 CINQUE, JENNIFER L

Valuation Report

12/28/2023

Page 282

Account: 283 Card: 1 of 1

Map/Lot: 009-013
 Location: 375 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 09/26/2014
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
26.00	Acres-Rear Land 2	450.00	11,700	100%		11,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.00						Land Total 29,700

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	952 Sqft	Grade C 110	Base	138,561
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,278
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	785
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Typical	Typical	Below Average	Typical	148,224	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		82%	100%	100%	121,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Garae	1988	896	C 110	21.145	Ava-	82%	100%	100%		17,339
Outbuilding Total										17,339

Acpt Land

29,700

Accepted Bldg

138,900

Total

168,600

PERRY
 Name: CURTIS, JILL M
 CURTIS, COREY L

Valuation Report

12/28/2023

Page 283

Account: 284 Card: 1 of 1

Map/Lot: 009-012
 Location: 376 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 10/01/1998
 Sale Price 15,600
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00			Land Total			20,700

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	768 Sqft	Grade C 110	Base		140,673
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,002
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		15,400
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-634
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2001	0	Typical	Typical	Average	Typical		153,437
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		92%	80%	100%	112,930

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2001	256	C 110	2.342	Ava.	92%	80%	100%	1.724
Open Frame Porch	2001	256	C 110	2.342	Ava.	92%	80%	100%	1.724
Wood Deck	2001	320	C 110	3.091	Ava.	92%	80%	100%	2.275
Stable w/Loft	2001	600	D 100	7.314	Ava.	92%	90%	100%	6.056
Frame Shed	2001	360	D 100	3.652	Ava.	92%	100%	100%	3.360
Frame Shed	2001	120	D 100	1.641	Ava.	92%	100%	100%	1.510
Railroad Car/Box	2001	1	D 100	984	Ava.	92%	100%	100%	905
Frame Garage	2012	480	D 100	9.967	Ava.	95%	100%	100%	9.469
Outbuilding Total									27,023

Acpt Land 20,700 **Accepted Bldg** 140,000 **Total** 160,700

PERRY
Name: HUMPHRIES, ROBERT L

Valuation Report

12/28/2023
Page 284
006-017-002
20 GOLDING RD

Account: 285 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 6.00			Land Total			19,050

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base		107,353
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,080
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1840	1950	Old Type	Old Type	Average	Typical			104,833
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	65%	94%	100%	64,053			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1840	192	C 100	1.634	Ava.	65%	94%	100%	998
One Storv Frame	1840	77	C 100	1.626	Ava.	65%	94%	100%	994
Frame Shed	1840	154	C 100	2.349	Ava.	65%	94%	100%	1,435
Frame Garace	1840	340	D 100	8.017	Ava-	60%	100%	100%	4,810
Frame Garace	1840	960	C 100	20.310	Ava-	60%	100%	100%	12,186
Outbuilding Total									20,423

Acpt Land 19,100 **Accepted Bldg** 84,500 **Total** 103,600

PERRY
 Name: ST LAURENT, JAMES M
 ST LAURENT, LINDA D

Valuation Report

12/28/2023

Page 285

Account: 286 Card: 1 of 2

Map/Lot:
 Location:

005-013
 7 MCBRIDE RD

Neighborhood 10 BURBY RD
 Tree Growth 2019
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Sale Data
 Sale Date 11/10/2016
 Sale Price 362,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
1.00	Acres-Ocean ---	25,000.00	25,000	80%	Restrictio	20,000
1.00	Acres-Rear Land 1	3,000.00	3,000	80%	Restrictio	2,400
2.00	Acres-Rear Land 1	3,000.00	6,000	100%		6,000
1.00	Acres-Ocean --	55,000.00	55,000	90%	Unimproved	49,500
27.00	Acres-Softwood	135.00	3,463	90%		3,116
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 33.00			Land Total			142,016

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,260 Sqft	Grade B 110	Base		207,176
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	540 Sqft, Grade B	Basement Gar	None	Fin Bsmt		10,125
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,768
Rooms	8					
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		22,000
Attic	None			Attic		0
FirePlaces	2			Fireplace		11,688
Insulation	Heavy			Insulation		1,299
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	256,056
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						217,648

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1984	210	B 110	2.438	Ava.	2.072
Encl Frame Porch	1984	132	B 110	2.893	Ava.	2.459
2S Frame Garage	1984	1440	B 110	54.681	Ava.	46.479
Outbuilding Total						51,010

Acpt Land 142,000 **Accepted Bldg** 268,700 **Total** 410,700

PERRY
Name: ST LAURENT, JAMES M
ST LAURENT, LINDA D

Valuation Report

12/28/2023
Page 286
005-013
17 McBride Rd

Account: 286 Card: 2 of 2

Map/Lot:
Location:

Neighborhood 10 BURBY RD

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

Sale Data

Sale Date 11/10/2016
Sale Price 362,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Partial Interest

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

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

PERRY
Name: ST LAURENT, JAMES M
ST LAURENT, LINDA D
Account: 286

Valuation Report

12/28/2023
Page 287
005-013
17 McBride Rd

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	142,000	268,700	410,700	142,000	268,700	410,700
2	0	0	0	0	0	0
TOTAL	142,000	268,700	410,700	142,000	268,700	410,700

PERRY
 Name: ST LAURENT, JAMES M
 ST LAURENT, LINDA D
 Account: 287 Card: 1 of 1

Valuation Report

12/28/2023
 Page 288
 005-009
 BURBY RD

Map/Lot:
 Location:

Neighborhood 10 BURBY RD
 Tree Growth 2019
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 11/10/2016
 Sale Price 362,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
30.00	Acres-Mixed Wood	165.00	4,703	100%		4,703	
Total Acres 30.00					Land Total	4,703	
Acpt Land		4,700	Accepted Bldg		0	Total	
						4,700	

PERRY
 Name: ST LAURENT, JAMES M
 ST LAURENT, LINDA D

Valuation Report

12/28/2023
 Page 289
 005-006+005-2
 US RTE ONE

Account: 288 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Tree Growth 2019
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/10/2016
 Sale Price 362,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
29.00	Acres-Mixed Wood	165.00	4,546	100%		4,546	
Total Acres 29.00					Land Total	4,546	
Acpt Land		4,500	Accepted Bldg		0	Total	4,500

PERRY
Name: GRANGE

Valuation Report

12/28/2023

Page 290

Map/Lot:

018-009

Account: 289 Card: 1 of 1

Location:

163 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Misc (Fract)	12,000.00	4,490	100%		4,490
Total Acres 0.14			Land Total			4,490

Commercial Description						
Occupancy Type	Fraternal Bldg..					
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	2 STORY @ 22'					
Heating/Cooling	Forced Warm Air					
Built	1900					
Remodeled	0					
Base Cost/Sqft	35.66					
Heat-Cool/Sqft	+	5.84				
Total	41.50					
Size Factor	X	1.325				
Adjusted Cost/Sqft	54.99					
Total Square Feet	X	3,120				
Replacement Cost	171,569					
Condition	Average					
% Good Physical	X	.50				
Functional	X	1.00				
Subtotal	85,784					
Economic Factor	X	1.00	Total Value			85,784

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1900	98	D 100	1.441	Ava.	65%	100%	100%	937	
Outbuilding Total									937	

Acpt Land	4,500	Accepted Bldg	86,700	Total	91,200
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Account: 290 Card: 1 of 2

Map/Lot: 017-004
Location: 35 LUPINE WAY

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 09/20/2019
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Lake	80,000.00	91,214	100%		91,214
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.30			Land Total			97,214

Dwelling Description				Replacement Cost New		
Post & Bean/Log	One Story	976 Sqft	Grade D 100	Base		75,536
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-8,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,797
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,100
Insulation	Minimal			Insulation		-800
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Old Type	Old Type	Below Average	Typical	68,235	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	94%	100%	38,485

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1920	126	D 100	922	Ava-	60%	94%	100%	520
Wood Deck	1920	138	D 100	1.110	Ava-	60%	94%	100%	626
Frame Garage	1920	384	D 100	8.630	Ava-	60%	100%	100%	5,178
Frame Shed	1920	120	E 100	1.000	Ava.	65%	100%	100%	650
Outbuilding Total									6,974

Acpt Land 97,200 **Accepted Bldg** 45,500 **Total** 142,700

PERRY
Name: DILEO, ANTHONY P

Valuation Report

12/28/2023
Page 292
017-004
GOLDING RD

Account: 290 Card: 2 of 2 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

Sale Data
Sale Date 09/20/2019
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Units		Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	#	-Lot Improvements	3,000.00	3,000	100%	3,000
Total Acres 0.00				Land Total		3,000

Dwelling Description				Replacement Cost New		
Conventional	One Story	912 Sqft	Grade D 100	Base		70,391
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-8,974
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,182
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,697
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1987	0	Typical	Typical	Below Average	Typical		63,932
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)
None	None		81%	100%	100%		51,785

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1987	192	D 100	1.340	Ava-	81%	100%	100%	1,085	
Outbuilding Total									1,085	

Acpt Land 3,000 **Accepted Bldg** 52,900 **Total** 55,900

PERRY
Name: DILEO, ANTHONY P

Valuation Report

12/28/2023
Page 293
017-004
GOLDING RD

Account: 290

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	97,200	45,500	142,700	97,200	45,500	142,700
2	3,000	52,900	55,900	3,000	52,900	55,900
TOTAL	100,200	98,400	198,600	100,200	98,400	198,600

PERRY
 Name: INGERSOLL, JOHN
 INGERSOLL, REBECCA

Valuation Report

12/28/2023

Page 294

Account: 291 Card: 1 of 1

Map/Lot:
 Location:

015-026
 1880 US RTE ONE

Neighborhood 5 ROUTE 1

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	20,000.00	28,284	100%		28,284
1.56	Acres-Rear Land 2	450.00	702	100%		702
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.56					Land Total	34,986

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,144 Sqft	Grade C 110	Base		101,281
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,825
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	103,106
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	83,516	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1973	288	C 110	2.809	Ava.	2.275
Frame Shed	1973	144	C 110	2.472	Ava.	2.002
Frame Garae	1973	616	C 110	15.913	Ava.	12.890
Metal Garae	1993	1080	A 100	36.878	Good	34.297
Outbuilding Total						51,464

Acpt Land 35,000 **Accepted Bldg** 135,000 **Total** 170,000

PERRY
 Name: NEWELL, BARBARA A

Valuation Report

12/28/2023

Page 295

Map/Lot:

002-009

Location:

LINCOLN COVE RD

Account: 292 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

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

Sale Data
 Sale Date 04/01/2014
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Related Parties

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
2.40	Acres-Rear Land 1	3,000.00	7,200	100%		7,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.40			Land Total			28,200
Accpt Land		28,200	Accepted Bldg		0	Total
						28,200

PERRY
Name: WILSON,THOMAS N, JR

Valuation Report

12/28/2023
Page 296
015-033
182 LAKE RD

Account: 293 Card: 1 of 1 Map/Lot: Location:

Neighborhood 4 LAKE RD
Zoning/Use Residential .
Topography Rolling
Utilities Drilled Well
Street Semi-Improved

Sale Data
Sale Date 03/31/2021
Sale Price 159,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
74.00	Acres-Rear Land 2	450.00	33,300	100%		33,300
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 75.00						Land Total 48,300

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	507 Sqft	Grade D 110	Base		81,419
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-5,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-2,897
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-5,412
Attic	1/2 Finished			Attic		4,310
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-686
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Old Type	Obsolete	Average	Inadeq.	71,704
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	88%	100%	48,587	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1963	232	E 100	972	Poor	54%	50%	100%	262
Encl Frame Porch	1963	64	D 100	1.155	Ava.	77%	100%	100%	889
Outbuilding Total									1,151

Acpt Land 48,300 **Accepted Bldg** 49,700 **Total** 98,000

PERRY
 Name: JOHNSON, DAVID
 JOHNSON, BETTY

Valuation Report

12/28/2023
 Page 297
 015-006-001
 283 LAKE RD

Account: 294 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			18,900

Dwelling Description				Replacement Cost New		
Ranch	One Story	880 Sqft	Grade C 110	Base		87,830
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-97
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	660 Sqft, Grade C	Basement Gar	None	Fin Bsmt		9,900
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,404
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Average	Typical	99,037
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	85,172	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1986	1010	C 110	9.163	Ava.	7.880
Frame Garage	1986	576	C 110	15.165	Ava.	13.042
Frame Garage	1986	640	C 110	16.361	Ava.	14.070
Unfinished Attic	1986	640	C 110	2.156	Ava.	1.854
Frame Shed	1986	288	C 110	4.090	Ava.	3.517
Outbuilding Total						40,363

Acpt Land 18,900 **Accepted Bldg** 125,500 **Total** 144,400

PERRY
Name: FEIN, REUVEN

Valuation Report

12/28/2023

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Map/Lot:

012-028

Account: 295 Card: 1 of 1

Location:

1570 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

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

Sale Date 09/01/2020
Sale Price 27,200
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
33.00	Acres-Rear Land 2	450.00	14,850	100%		14,850
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 34.00						Land Total 40,850

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,152 Sqft	Grade C 100	Base	145,982
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,640
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	148,342
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	95%	50%	100%	70,462	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Shed	2020	144	D 100	1.843	Ava.	95%	100%	100%		1,751
Outbuilding Total										1,751

Acpt Land

40,900

Accepted Bldg

72,200

Total

113,100

PERRY
 Name: MISSIRIAN, DAVID E
 MISSIRIAN, PATRICIA A

Valuation Report

12/28/2023

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Account: 296 Card: 1 of 1

Map/Lot:
 Location:

012-022
 122 JOHNSON RD

Neighborhood 12 GOLDING RD

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

Sale Data
 Sale Date 02/25/2020
 Sale Price 24,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
42.00	Acres-Rear Land 2	450.00	18,900	100%		18,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
Total Acres 43.00			Land Total			54,900

Dwelling Description				Replacement Cost New		
Conventional	One Story	640 Sqft	Grade C 105	Base		74,113
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-6,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,062
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
2021	0	Modern	Modern	Average	Typical	67,003
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	63,653	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2021	326	C 105	2.804	Ava.	95%	100%	100%		2.664
Frame Garage	2023	352	C 105	10.480	Ava.	95%	0%	100%		0
Outbuilding Total										2,664

Acpt Land 54,900 **Accepted Bldg** 66,300 **Total** 121,200

PERRY
 Name: JOHNSON, FERNE E A, TRUSTEE
 FERNE E A JOHNSON LIVING TRUST
 Account: 297 Card: 1 of 1

Valuation Report

12/28/2023
 Page 300
 012-018
 GOLDING RD

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

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

Sale Data
 Sale Date 11/22/2013
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
17.00	Acres-Rear Land 2	450.00	7,650	100%		7,650	
Total Acres 18.00			Land Total		18,450		
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
 Name: BRYAN, CAROL P
 FISHBEIN, FISHBEIN, MICHAEL
 Account: 298 Card: 1 of 1

Valuation Report

12/28/2023
 Page 301
 010-050
 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 12/13/2017
 Sale Price 85,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	50,000.00	50,000	90%	Unimproved	45,000	
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000	
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800	
Total Acres 45.00			Land Total			75,800	

Accpt Land 75,800 **Accepted Bldg** 0 **Total** 75,800

PERRY
Name: SEMRAU, ERIC J

Valuation Report

12/28/2023
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010-049
SHORE RD

Account: 299 Card: 1 of 1
Map/Lot: Location:

Neighborhood 19 SHORE RD

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

Sale Data
Sale Date 05/28/2021
Sale Price 145,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Ocean	85,000.00	147,224	90%	Unimproved	132,502	
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000	
Total Acres 12.00			Land Total		159,502		

Acpt Land 159,500 **Accepted Bldg** 0 **Total** 159,500

PERRY
Name: WRIGHT, DAVID

Valuation Report

12/28/2023

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Map/Lot:

018-003

Location:

934 US RTE ONE

Account: 300 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 09/14/2021
Sale Price 105,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	20,000.00	20,000 100%		20,000
3.80	Acres-Rear Land 2	450.00	1,710 100%		1,710
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 4.80				Land Total	27,710

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,352 Sqft	Grade C 100	Base	159,289
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	-2,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,921
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	Typical	Typical	Below Average	Typical	166,506
Functional Obsolescence						Value(Rcnld)
None				Phys. % 60%	Func. % 95%	94,908
					Econ. % 100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1945	338	C 100	4.229	Ava-	60%	95%	100%	2.410
Stable w/Loft	1900	630	D 100	7.569	Poor	40%	50%	100%	1.514
Frame Shed	1900	252	D 100	2.747	Poor	40%	50%	100%	550
Frame Shed	1900	160	E 50	602	Poor	40%	100%	100%	241
Frame Garage	1900	400	D 100	8.853	Fair	50%	100%	100%	4.426
Frame Shed	1900	324	D 100	3.351	Poor	40%	100%	100%	1.340
Frame Shed	1900	72	D 100	1.239	Ava-	60%	100%	100%	743
Encl Frame Porch	1990	160	E 100	1.195	Fair	76%	100%	100%	908
Unfinished Attic	1900	400	D 100	1.312	Fair	50%	100%	100%	656
Outbuilding Total									12,788

Acpt Land

27,700

Accepted Bldg

107,700

Total

135,400

PERRY
Name: DORE, ROBERT

Valuation Report

12/28/2023
Page 304

Account: 301 Card: 1 of 1

Map/Lot: 004-021-001-001
Location: 236 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	20,000.00	28,284	100%		28,284
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
Total Acres 4.00			Land Total			35,184

Commercial Description			
Occupancy Type	Manufacturing...		
Class & Quality	Frame.....Fair		
# Dwelling Units	0		
Exterior	Wood Siding		
Stories & Height	1 STORY @ 8'		
Heating/Cooling	Steam No Boiler		
Built	1986		
Remodeled	0		
Base Cost/Sqft	15.15		
Heat-Cool/Sqft	+	4.31	
Total	19.46		
Size Factor	X	0.925	
Adjusted Cost/Sqft	18.00		
Total Square Feet	X	4,050	
Replacement Cost	72,900		
Condition	Average		
% Good Physical	X	.64	
Functional	X	1.00	
Subtotal	46,656		
Economic Factor	X	1.00	Total Value 46,656

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfin Basement	1986	4050	C 100	21.280	Poor	65%	100%	100%	13,832
Outbuilding Total									13,832

Acpt Land 35,200 **Accepted Bldg** 60,500 **Total** 95,700

PERRY
 Name: BAINE, MICHAEL D

Valuation Report

12/28/2023

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Map/Lot:

013-036

Location:

466 GIN COVE RD

Account: 303 Card: 1 of 1

Neighborhood 20 GIN COVE RD

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 5.00			Land Total			26,600	

Accpt Land	26,600	Accepted Bldg	0	Total	26,600
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PERRY
Name: CLARK, ALCIA

Valuation Report

12/28/2023

Page 306

Account: 304 Card: 1 of 1

Map/Lot:
Location:

013-012
679 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 02/01/2007
Sale Price 35,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Baselot (Fract)	20,000.00	17,321	100%		17,321
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.75			Land Total			23,321

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1987	14X66	C 100	24.926	Ava.	44%	100%	100%	11.067
Wood Deck	1987	63	E 100	377	Poor	65%	100%	100%	245
Outbuilding Total									11,312

Acpt Land

23,300

Accepted Bldg

11,300

Total

34,600

PERRY
Name: BELLEFLEUR, ANN

Valuation Report

12/28/2023

Page 307

Account: 305 Card: 1 of 1

Map/Lot: 013-022
Location: 793 SHORE RD

Neighborhood 19 SHORE RD

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

Sale Data
Sale Date 08/16/2016
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

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

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

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

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	2017	96	B 100	1.115	Ava.	1.059
Wood Deck	2017	140	B 100	1.712	Ava.	1.626
Encl Frame Porch	2017	192	B 100	3.396	Ava.	3.226
Frame Garage	2017	784	B 100	21.650	Ava.	20.568
Outbuilding Total						26,479

Acpt Land 26,100 **Accepted Bldg** 157,100 **Total** 183,200

PERRY
 Name: MUMM-LAU JOINT REVOCABLE TRUST DATED
 MUMM, HANS P & LAU, JUNE W (TRUSTEES)
 Account: 306 Card: 1 of 1

Valuation Report

12/28/2023
 Page 308
 005-021-001
 MOUNTAIN RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 09/24/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

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

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

PERRY
 Name: JOHNSON, RONALD
 JOHNSON, DIXIE

Valuation Report

12/28/2023

Page 309

Account: 307 Card: 1 of 1

Map/Lot:
 Location:

012-026
 1531 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

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

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
63.70	Acres-Rear Land 2	450.00	28,665	100%		28,665
Total Acres 64.70			Land Total			48,665

Acpt Land 48,700 **Accepted Bldg** 0 **Total** 48,700

PERRY
 Name: JOHNSON, RONALD C
 JOHNSON, DIXIE

Valuation Report

12/28/2023
 Page 310
 012-019
 GOLDING RD

Account: 308 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000 90%	Unimproved		10,800	
35.00	Acres-Rear Land 2	450.00	15,750 100%			15,750	
Total Acres 36.00			Land Total			26,550	
Acpt Land		26,600	Accepted Bldg		0	Total	26,600

PERRY
 Name: MCPHAIL, ANGUS B

Valuation Report

12/28/2023
 Page 311
 009-057
 JOHNSON RD

Account: 309 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 2 JOHNSON RD

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

Sale Data
 Sale Date 04/16/2019
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
1.00	Acres-Rear Land 3(>100)	300.00	300	100%		300	
Total Acres 102.00			Land Total			56,100	
Accpt Land		56,100	Accepted Bldg		0	Total	56,100

PERRY
 Name: CROOKS, ERNEST L
 CROOKS, SHERI R

Valuation Report

12/28/2023

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Account: 310 Card: 1 of 1

Map/Lot:
 Location:

013-002
 1531 US RTE ONE

Neighborhood 5 ROUTE 1
 Tree Growth 2003
 Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 TG RECERT YEAR 2017

Sale Data
 Sale Date 01/21/2021
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
30.00	Acres-Softwood	135.00	3,848	100%		3,848
7.00	Acres-Mixed Wood	165.00	1,097	100%		1,097
1.00	Acres-Hardwood	130.00	124	100%		124
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 45.00			Land Total			33,769

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	886 Sqft	Grade C 100	Base		119,959
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-89
						0
						0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement		-2,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		10,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1926	1970	Typical	Typical	Average	Typical	127,166
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	82,658	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1926	266	C 100	2.206	Ava.	65%	100%	100%	1.434
One Storv Frame	1926	416	C 100	8.786	Ava.	65%	100%	100%	5.711
Encl Frame Porch	1926	56	C 100	1.327	Ava.	65%	100%	100%	863
Frame Garaae	1926	574	C 100	13.752	Ava.	65%	100%	100%	8.939
Frame Garaae	1926	396	D 100	8.797	Poor	40%	100%	100%	3.519
Stable w/Loft	1926	616	D 100	7.450	Ava.	65%	100%	100%	4.842
2S Frame Shed	1926	768	D 100	10.444	Ava.	65%	100%	100%	6.789
Frame Shed	1926	384	E 100	2.350	Ava-	60%	100%	100%	1.410
Frame Shed	1926	504	E 100	2.963	Ava-	60%	100%	100%	1.778
Outbuilding Total									35,285

Acpt Land 33,800 **Accepted Bldg** 117,900 **Total** 151,700

PERRY
Name: JOHNSON, SETH JR

Valuation Report

12/28/2023

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Map/Lot:

009-043

Account: 311 Card: 1 of 1

Location:

1306 US RTE ONE

Neighborhood 5 ROUTE 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.98	Acres-Baselot (Fract)	20,000.00	19,799 100%		19,799
1.00	# -Lot Improvements	3,000.00	3,000 100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000 60%		1,800
Total Acres 0.98				Land Total	24,599

Dwelling Description

Replacement Cost New

Double Wide	One Story	960 Sqft	Grade C 100	Base	69,440
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	65,696
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	61,754	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2007	240	C 100	2.170	Ava.	94%	100%	100%	2.046
Frame Shed	1993	352	E 100	2.186	Ava.	89%	100%	100%	1.946
Outbuilding Total									3,986

Acpt Land

24,600

Accepted Bldg

65,700

Total

90,300

PERRY
 Name: JOHNSON, GRACE (L/E)
 JOHNSON, FRED

Valuation Report

12/28/2023

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Account: 312 Card: 1 of 1

Map/Lot:
 Location:

012-029
 1706 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data	
Sale Date	04/24/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 22 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
23.92	Acres-Rear Land 2	450.00	10,764	100%		10,764
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 24.92					Land Total	36,764

Dwelling Description

Replacement Cost New

Conventional	One Story	540 Sqft	Grade D 110	Base	58,607
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-49
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-1,793
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Typical	Typical	Average	Typical	56,765	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		69%	100%	100%	39,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1940	300	D 110	2.390	Ava.	69%	100%	100%	1.649
Frame Shed	1940	224	D 100	2.512	Fair	54%	100%	100%	1.356
Outbuilding Total									3,005

Acpt Land

36,800

Accepted Bldg

42,200

Total

79,000

PERRY
 Name: SERMERSHEIN, JOHN
 SERMERSHEIN, KIM S

Valuation Report

12/28/2023
 Page 315
 015-007-005
 384 LAKE RD

Account: 313 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

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

Sale Date 10/01/2000
 Sale Price 500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.80	Acres-Lake	80,000.00	71,554 100%		71,554
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.80			Land Total		77,554

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	756 Sqft	Grade D 110	Base	100,828
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,730
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	597
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	95,893
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			88%		100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1990	220	D 110	4.191	Ava.	88%	100%	100%	3.688
Wood Deck	1990	460	D 110	3.545	Ava.	88%	100%	100%	3.120
Wood Deck	1990	72	D 110	745	Ava.	88%	100%	100%	656
Frame Shed	1990	224	E 100	1.532	Poor	66%	100%	100%	1.011
Frame Shed	1990	96	E 100	878	Ava.	88%	100%	100%	773
2S Frame Garage	1990	832	C 110	28.061	Ava.	88%	100%	100%	24.694
Finished Attic	1990	832	C 110	10.899	Ava.	88%	100%	100%	9.591
Cardort/Canopy	1990	384	C 100	2.632	Ava.	88%	100%	100%	2.316
Outbuilding Total									45,849

Acpt Land

77,600

Accepted Bldg

130,200

Total

207,800

PERRY
Name: JOLLOTTA, DAVID

Valuation Report

12/28/2023

Page 316

Account: 314 Card: 1 of 1

Map/Lot:
Location:

014-033
WOODMAN LN

Neighborhood 23 OLD COUNTY RD

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

Sale Data
Sale Date 03/29/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

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

Units		Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14		Acres-Lake	80,000.00	29,933 50%	Restrictio	14,967
Total Acres 0.14				Land Total		14,967

Dwelling Description				Replacement Cost New		
Conventional	One Story	272 Sqft	Grade E 50	Base		11,628
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		-14
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-918
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-448
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-1,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None	SFLA	272	Insulation		-68
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Obsolete	None	Poor	Inadeq.	8,680	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Fire Damage		no electricity..		40%	%	90%	0

Acpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

PERRY
 Name: TURNER, DENNIS
 TURNER, GWENDOLYN
 Account: 315 Card: 1 of 1

Valuation Report

12/28/2023
 Page 317
 010-059-001
 532 SHORE RD

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 08/01/1993
 Sale Price 188,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
17.00	Acres-Rear Land 4	1,000.00	17,000	100%		17,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.00					Land Total	73,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,196 Sqft	Grade B 100	Base	181,924
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1973	0	Typical	Typical	Average	Typical	198,926	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		81%	100%	100%	161,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1973	228	B 100	6.019	Ava.	81%	100%	100%	4.875
Open Frame Porch	1973	60	B 100	768	Ava.	81%	100%	100%	622
Frame Garaae	1973	624	B 100	18.252	Ava.	81%	100%	100%	14.784
Encl Frame Porch	1973	156	B 100	2.936	Ava.	81%	100%	100%	2.378
Frame Garaae	1973	576	C 100	13.786	Ava.	81%	100%	100%	11.167
Outbuilding Total									33,826

Acpt Land 73,000 **Accepted Bldg** 195,000 **Total** 268,000

Neighborhood 5	ROUTE 1					Sale Data
Zoning/Use	Shoreland.....					Sale Date 10/26/2017
Topography	Rolling					Sale Price 47,000
Utilities	Drilled WellSeptic System					Sale Type Land & Buildings
Street	Paved					Financing Unknown
						Verified Public Record
						Validity Other Non Valid

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

Land Description		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
2.00	Acres-Ocean ---	25,000.00	35,355	100%		35,355
6.25	Acres-Rear Land 2	450.00	2,813	100%		2,813
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.25			Land Total			44,168

Dwelling Description				Replacement Cost New	
Conventional	Two Story	775 Sqft	Grade D 100	Base	94,211
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,920
Attic	Floor & Stairs			Attic	1,046
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,271
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1920	0	Old Type	Old Type	Poor	Typical		96,926
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	40%	94%	100%	36,444		

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1900	160	E 50	602	Poor	40%	100%	100%	241
One Storv Frame	1920	128	D 100	2.216	Poor	40%	94%	100%	833
Encl Frame Porch	1920	72	D 100	1.223	Poor	40%	94%	100%	460
Two Storv Frame	1920	442	D 100	11.330	Poor	40%	94%	100%	4,260
Frame Shed	1920	666	E 100	3.791	Poor	40%	100%	100%	1,516
Outbuilding Total									7,310

Acpt Land	44,200	Accepted Bldg	43,800	Total	88,000
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PERRY
 Name: HOOD, ROBERT
 HOOD, SARAH

Valuation Report

12/28/2023

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Account: 317 Card: 1 of 1

Map/Lot:
 Location:

010-024
 9 FROST COVE RD

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 08/01/1987
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	80,000.00	56,569	75%	Unimproved	42,426
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.50					Land Total	46,326

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,148 Sqft	Grade C 100	Base	100,054
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-115
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,665
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Below Average	Typical	106,604
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	81,019	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1973	432	C 100	3.706	Ava-	76%	100%	100%		2,817
Outbuilding Total										2,817

Acpt Land

46,300

Accepted Bldg

83,800

Total

130,100

PERRY
 Name: MAINE MARITIME ACADEMY

Valuation Report

12/28/2023
 Page 320
 002-003
 BIRCH PT RD

Account: 318 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 08/01/1991
 Sale Price 67,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 41 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
4.00	Acres-Ocean/Cove	50,000.00	100,000	100%		100,000	
3.00	Acres-Rear Land 1	3,000.00	9,000	100%		9,000	
Total Acres 7.00			Land Total			109,000	
Acpt Land		109,000	Accepted Bldg		0	Total	109,000

PERRY
 Name: WEISMANN, ARTHUR
 WEISMANN, KIMBERLY

Valuation Report

12/28/2023

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Account: 319 Card: 1 of 1

Map/Lot: 011-013
 Location: 11 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
 Sale Date 12/01/1991
 Sale Price 9,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Lake	80,000.00	57,131	100%		57,131
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.51			Land Total			63,131

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	480 Sqft	Grade D 100	Base		71,816
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	None	Basement		-3,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,088
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	66,792
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	56,105	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	272	D 100	1.989	Ava.	84%	100%	100%	1,671
Outbuilding Total									1,671

Acpt Land	63,100	Accepted Bldg	57,800	Total	120,900
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PERRY
 Name: LOVE, WILLIAM D
 LOVE, MONA INGRID

Valuation Report

12/28/2023

Page 322

Account: 320 Card: 1 of 3

Map/Lot:
 Location:

014-014-001+25
 24 EAGLE COVE LN

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Lake	80,000.00	54,259	100%		54,259
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
8.59	Acres-Rear Land 2	450.00	3,866	100%		3,866
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.05			Land Total			76,125

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,188 Sqft	Grade D 110	Base		91,397
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-12,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,693
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	3/4 Finished			Attic		8,873
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			85,718
1975	1994	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				82%	100%	100%		70,289

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1975	234	D 110	2.838	Ava.	82%	100%	100%	2.327
Wood Deck	1975	72	D 110	745	Ava.	82%	100%	100%	611
Wood Deck	1975	315	D 110	2.498	Ava.	82%	100%	100%	2.048
Wood Deck	1975	272	D 110	2.188	Ava.	82%	100%	100%	1.794
Frame Shed	1983	100	D 100	1.474	Ava.	85%	100%	100%	1.253
Outbuilding Total									8,033

Acpt Land 76,100 **Accepted Bldg** 78,300 **Total** 154,400

PERRY
 Name: LOVE, WILLIAM D
 LOVE, MONA INGRID

Valuation Report

12/28/2023

Page 323

Account: 320 Card: 2 of 3

Map/Lot:
 Location:

014-014-001+25
 26 SOUTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00					Land Total	18,450

Dwelling Description				Replacement Cost New	
Conventional	One Story	256 Sqft	Grade D 100	Base	40,214
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-2,236
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-332
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-210
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Typical	Typical	Average	Inadeq.	35,796
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	48%	100%	16,323	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2014	60	D 100	599	Ava.	95%	48%	100%		273
Outbuilding Total										273

Acpt Land 18,500 **Accepted Bldg** 16,600 **Total** 35,100

PERRY
 Name: LOVE, WILLIAM D
 LOVE, MONA INGRID

Valuation Report

12/28/2023

Page 324

Account: 320 Card: 3 of 3

Map/Lot:
 Location:

014-014-001+25
 26 SOUTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
11.48	Acres-Rear Land 2	450.00	5,166	100%		5,166	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 12.48			Land Total			21,966	
Acpt Land		22,000	Accepted Bldg		0	Total	22,000

PERRY
Name: LOVE, WILLIAM D
LOVE, MONA INGRID
Account: 320

Valuation Report

12/28/2023
Page 325
Map/Lot: 014-014-001+25
Location: 26 SOUTH COOK RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	76,100	78,300	154,400	76,100	78,300	154,400
2	18,500	16,600	35,100	18,500	16,600	35,100
3	22,000	0	22,000	22,000	0	22,000
TOTAL	116,600	94,900	211,500	116,600	94,900	211,500

PERRY
Name: FENNELL, NANCY

Valuation Report

12/28/2023

Page 326

Map/Lot:

014-036

Location:

RIDGE RD

Account: 321 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Sale Date 04/01/2020
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

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

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

Land Description			Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit				
0.50	Acres-Rear Land 2	450.00	225	100%		225
Total Acres 0.50				Land Total		225

Acpt Land	200	Accepted Bldg	0	Total	200
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PERRY
 Name: DIMAURO, JON F
 BESS, BESS,LISA

Valuation Report

12/28/2023

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Map/Lot:

003-012

Account: 322 Card: 1 of 1

Location:

LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Ocean ---	25,000.00	25,000	100%		25,000	
Total Acres 1.00			Land Total			25,000	
Acpt Land		25,000	Accepted Bldg		0	Total	25,000

PERRY

Valuation Report

12/28/2023

Name: KEELER, PHILIP T

Page 328

KEELER, MARY LOUISE

Map/Lot:

003-043

Account: 323 Card: 1 of 1

Location:

CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050	
Total Acres 10.00			Land Total			17,550	
Acpt Land		17,600	Accepted Bldg		0	Total	17,600

Neighborhood 11 SOUTH MEADOW RD

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

Sale Data
Sale Date 07/01/1988
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified
Validity Distressed Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
16.00	Acres-Rear Land 2	450.00	7,200	100%		7,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.00			Land Total			25,200

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,496 Sqft	Grade C 100	Base		93,024
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	99,024
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	88%	100%	100%	87,141	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Encl Frame Porch	1992	72	C 100	1.491	Ava.	88%	100%	100%	1.312
Wood Deck	1992	60	C 100	730	Ava.	88%	100%	100%	642
Wood Deck	1992	144	C 100	1.402	Ava.	88%	100%	100%	1.234
Outbuilding Total									3,188

Acpt Land	25,200	Accepted Bldg	90,300	Total	115,500
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PERRY
 Name: KENDALL, DAVID
 KENDALL, ANDREA G

Valuation Report

12/28/2023

Page 330

Account: 325 Card: 1 of 1

Map/Lot:
 Location:

006-055
 144 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

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

Sale Date 10/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean/Cove	50,000.00	100,000	100%		100,000
14.11	Acres-Rear Land 2	450.00	6,350	100%		6,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.11					Land Total	112,350

Dwelling Description

Replacement Cost New

Conventional	Two Story	852 Sqft	Grade C 110	Base	133,366
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-94
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Forced Warm	Cooling	0% None	Heat	-545
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Minimal			Insulation	-1,874
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	Typical	Typical	Average	Typical	140,753
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	91,489	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1925	108	C 110	1.084	Ava.	65%	100%	100%	705
Frame Shed	1925	200	D 100	2.312	Fair	50%	100%	100%	1,156
Frame Shed	1925	120	E 100	1.000	Poor	40%	50%	100%	200
Frame Shed	1925	799	E 100	4.470	Poor	40%	50%	100%	894
2S Frame Shed	1986	528	E 100	4.553	Poor	65%	50%	100%	1,480
Outbuilding Total									4,435

Acpt Land

112,400

Accepted Bldg

95,900

Total

208,300

PERRY
 Name: MAUSER, WHITNEY A

Valuation Report

12/28/2023

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Map/Lot:

009-026-001+002

Location:

GOLDING RD

Account: 327 Card: 1 of 1

Neighborhood 12 GOLDING RD

Sale Data	
Sale Date	11/30/2020
Sale Price	314,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled Well
 Street Gravel

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800	
Total Acres 5.00			Land Total		12,600		
Acpt Land		12,600	Accepted Bldg		0	Total 12,600	

PERRY
Name: KENDALL, GEORGIANA J

Valuation Report

12/28/2023

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Map/Lot: 017-010+015-015
Location: 20 KENDALL LN

Account: 328 Card: 1 of 1

Neighborhood 12 GOLDING RD
Tree Growth 1999
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel
TG RECERT YEAR 2008

Sale Data
Sale Date 11/20/2007
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 TREE GROWTH
Reference 2 FARM HOUSE
Tran/Land/Bldg 0 0 0
X Coordinate 2018 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
26.00	Acres-Mixed Wood	165.00	4,076	100%		4,076
5.00	Acres-Hardwood	130.00	618	100%		618
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 44.00			Land Total			66,844

Dwelling Description				Replacement Cost New		
Conventional	One Story	666 Sqft	Grade C 100	Base		72,043
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-2,132
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,052
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,832
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-666
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	2008	Typical	Typical	Good	Typical	72,025
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						Value(Rcnd)
						61,221

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
One Storv Frame	1825	159	C 100	3.358	Good	85%	100%	100%	2.854
Wood Deck	1825	192	C 100	1.786	Good	85%	100%	100%	1.518
Wood Deck	1825	376	C 100	3.258	Good	85%	100%	100%	2.769
Frame Shed	1825	198	D 100	2.295	Ava.	65%	100%	100%	1.492
Frame Shed	1825	216	D 100	2.446	Ava.	65%	100%	100%	1.590
Stable w/Loft	1825	1271	C 100	15.910	Good	85%	100%	100%	13.524
Frame Shed	2010	756	C 100	8.501	Ava.	95%	100%	100%	8.076
Frame Garage	2020	330	C 100	9.607	Ava.	95%	100%	100%	9.127
Outbuilding Total									40,950

Acpt Land 66,800 **Accepted Bldg** 102,200 **Total** 169,000

PERRY
 Name: KENDALL, DAVID B

Valuation Report

12/28/2023

Page 333

Map/Lot:

004-024

Location:

OLD EASTPORT RD

Account: 330 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Sale Data	
Sale Date	05/21/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.65	Acres-Ocean --	55,000.00	89,534	50%	Size/Shape	44,767	
18.35	Acres-Rear Land 2	450.00	8,258	100%		8,258	
Total Acres 21.00			Land Total		53,025		
Acpt Land		53,000	Accepted Bldg		0	Total	53,000

PERRY
 Name: REID, RICHARD D
 REID, ANYA E

Valuation Report

12/28/2023

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Account: 331 Card: 1 of 1

Map/Lot:
 Location:

011-037
 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 10/02/2020
 Sale Price 150,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Lake	80,000.00	252,982	90%	Unimproved	227,684
72.40	Acres-Rear Land 2	450.00	32,580	100%		32,580
Total Acres 82.40			Land Total			260,264

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade E 100	Base	30,804
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-3,240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,198
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	480	Insulation	-240
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Obsolete	Obsolete	Poor	Inadeq.	23,126	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		no electricity..		49%	77%	81%	7,068

Accpt Land 260,300 **Accepted Bldg** 7,100 **Total** 267,400

PERRY
Name: KENDALL, GERALDINE M

Valuation Report

12/28/2023

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Map/Lot: 004-025

Account: 332 Card: 1 of 1

Location: 149 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
29.00	Acres-Rear Land 2	450.00	13,050	100%		13,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 30.00			Land Total			39,050

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	836 Sqft	Grade C 100	Base	115,971
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,463
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2005	Typical	Typical	Average	Typical	111,934
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	72,757	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1860	80	C 100	1.573	Ava.	1,022
Frame Shed	1860	64	E 100	714	Ava.	232
Outbuilding Total						1,254

Acpt Land 39,100 **Accepted Bldg** 74,000 **Total** 113,100

PERRY
Name: KENDALL, DAVID J

Valuation Report

12/28/2023

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Map/Lot:

006-054-001

Account: 333 Card: 1 of 1

Location:

131 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

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

Sale Date 07/01/1999
Sale Price 13,600
Sale Type
Financing
Verified
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.07	Acres-Rear Land 2	450.00	32	100%		32
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.07					Land Total	18,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storr Frame	1985	198	D 100	3.429	Ava.	86%	100%	100%	2,949
Frame Shed	1985	64	E 100	714	Poor	64%	50%	100%	228
Outbuilding Total									3,177

Acpt Land

18,000

Accepted Bldg

3,200 **Total**

21,200

PERRY
Name: KENDALL, GEORGIANA J

Valuation Report

12/28/2023
Page 337
017-009+011
41 KENDALL LN

Account: 334 Card: 1 of 2 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Lake	80,000.00	113,137	100%		113,137
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	50%		3,000
Total Acres 2.00					Land Total	122,137

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	475 Sqft	Grade D 100	Base		72,918
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-5,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,530
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-681
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Average	Typical	65,449
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	42,542	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1910	114	D 100	1.574	Ava.	1.023
Open Frame Porch	1910	64	D 100	529	Ava.	344
Frame Shed	1910	187	D 100	2.203	Ava.	1.432
Outbuilding Total						2,799

Acpt Land 122,100 **Accepted Bldg** 45,300 **Total** 167,400

PERRY
Name: KENDALL, GEORGIANA J

Valuation Report

12/28/2023
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017-009+011
41 KENDALL LN

Account: 334 Card: 2 of 2 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	360 Sqft	Grade D 100	Base	44,998
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,679
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	5,609
FirePlaces	1			Fireplace	4,100
Insulation	None			Insulation	-295
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1927	1987	Old Type	Old Type	Average	Typical		49,191
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	94%	100%	30,056

Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Storv Frame	1927	320	D 100	5.542	Ava.	65%	94%	100%	3.386
Encl Frame Porch	1927	272	D 100	2.899	Ava.	65%	94%	100%	1.771
One Storv Frame	1927	336	D 100	5.819	Ava.	65%	94%	100%	3.555
Wood Deck	1927	136	D 100	1.097	Ava.	65%	94%	100%	670
Outbuilding Total									9,382

Acpt Land 0 **Accepted Bldg** 39,400 **Total** 39,400

PERRY
Name: KENDALL, GEORGIANA J

Valuation Report

12/28/2023
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017-009+011
41 KENDALL LN

Account: 334

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	122,100	45,300	167,400	122,100	45,300	167,400
2	0	39,400	39,400	0	39,400	39,400
TOTAL	122,100	84,700	206,800	122,100	84,700	206,800

PERRY
Name: GRIMSHAW, W PAUL

Valuation Report

12/28/2023

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Map/Lot: 014-020

Account: 335 Card: 1 of 1

Location: 21 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 05/21/2004
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Lake	80,000.00	26,533	100%		26,533
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.11			Land Total			32,533

Dwelling Description

Replacement Cost New

Seasonal	One Story	600 Sqft	Grade E 110	Base	31,949
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-3,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-521
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	2,833
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-330
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Typical	Typical	Average	Typical	30,301	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	26,059

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1985	180	E 110	930	Ava.	86%	100%	100%	800
Wood Deck	1985	328	E 110	1,581	Ava.	86%	100%	100%	1,360
Frame Shed	1985	24	E 100	510	Ava.	86%	100%	100%	439
Outbuilding Total									2,599

Acpt Land 32,500 **Accepted Bldg** 28,700 **Total** 61,200

PERRY
 Name: LEATHERMAN, ROBERT CARL

Valuation Report

12/28/2023

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Map/Lot: 011-002

Account: 336 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 1 NO PUBLIC RD FRONT

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

Sale Data
 Sale Date 01/17/2017
 Sale Price 220,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
Total Acres 100.00					Land Total	45,000	
Acpt Land		45,000	Accepted Bldg		0	Total	45,000

PERRY
Name: KINNEY, DENNIS

Valuation Report

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Map/Lot:

009-045

Account: 337 Card: 1 of 1

Location:

1318 US RTE ONE

Neighborhood 5 ROUTE 1

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

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

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

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,092 Sqft	Grade C 110	Base		105,535
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		-1,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,742
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1979	0	Typical	Typical	Average	Typical		106,076
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	83%	100%	100%	88,043		

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1979	336	C 110	3.022	Ava.	83%	100%	100%	2,508	
Wood Deck	1979	96	C 110	1.120	Ava.	83%	100%	100%	930	
2S Frame Garaae	2004	896	C 100	27.011	Ava.	93%	100%	100%	25,120	
Frame Shed	1979	100	D 100	1.474	Ava.	83%	100%	100%	1,223	
Outbuilding Total									29,781	

Acpt Land 26,000 **Accepted Bldg** 117,800 **Total** 143,800

PERRY
 Name: PAGE, THOMAS

Valuation Report

12/28/2023

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Map/Lot:

008-011

Location:

LITTLE EGYPT RD

Account: 338 Card: 1 of 1

Neighborhood 24 EGYPT RD

Sale Data	
Sale Date	10/18/2021
Sale Price	37,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
33.00	Acres-Rear Land 2	450.00	14,850	100%		14,850	
Total Acres 34.00			Land Total		25,650		
Acpt Land		25,700	Accepted Bldg		0	Total	
						25,700	

PERRY
 Name: KNOWLTON, JOHN E
 TAYLOR, TERRI L

Valuation Report

12/28/2023

Page 344

Account: 339 Card: 1 of 1

Map/Lot:
 Location:

005-015
 317 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Level
 Utilities NoneSeptic System
 Street Paved

Sale Data
 Sale Date 12/01/1997
 Sale Price 12,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Baselot (Fract)	20,000.00	19,183	100%		19,183
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.92			Land Total			25,183

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	800 Sqft	Grade B 100	Base		141,375
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,538
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		875
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2012	0	Typical	Typical	Average	Typical		137,288
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	130,424

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garae	1966	460	C 100	11.815	Ava.	79%	100%	100%	9,334	
Open Frame Porch	2012	40	B 100	574	Ava.	95%	100%	100%	545	
Wood Deck	2012	384	B 100	4.152	Ava.	95%	100%	100%	3,944	
Outbuilding Total									13,823	

Acpt Land 25,200 **Accepted Bldg** 144,200 **Total** 169,400

PERRY
Name: FERGUSON, ELIZABETH

Valuation Report

12/28/2023

Page 345

Map/Lot: 013-048

Account: 340 Card: 1 of 1

Location: 8 BERGER FARM RD

Neighborhood 20 GIN COVE RD

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

Sale Data
Sale Date 04/19/2016
Sale Price 102,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
2.39	Acres-Rear Land 2	450.00	1,076	100%		1,076
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.39						92,076
						Land Total

Dwelling Description				Replacement Cost New		
Conventional	Two Story	832 Sqft	Grade C 115	Base		137,531
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,775
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Typical	Typical	Average	Typical	144,906
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						123,170

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1982	240	C 115	2.496	Ava.	2.122
Wood Deck	1982	144	C 115	1.612	Ava.	1.370
Frame Garage	1982	672	C 115	17.730	Ava.	15.070
Carport/Canopy	1982	240	E 100	1.010	Ava.	858
Frame Shed	1982	150	E 100	1.154	Ava.	981
Outbuilding Total						20,401

Acpt Land 92,100 **Accepted Bldg** 143,600 **Total** 235,700

PERRY
 Name: MACNICHOL, STANLEY A
 MACNICHOL, HOLLY

Valuation Report

12/28/2023
 Page 346
 013-047
 GIN COVE RD

Account: 341 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Sale Data
 Sale Date 01/26/2004
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Reference 1 B2840P075
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
16.00	Acres-Rear Land 2	450.00	7,200	100%		7,200	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	Unimproved	27,000	
Total Acres 17.00			Land Total		34,200		
Acpt Land		34,200	Accepted Bldg		0	Total	34,200

PERRY
 Name: KNOWLTON, JOHN

Valuation Report

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Map/Lot:

005-008

Location:

BURBY RD

Account: 343 Card: 1 of 1

Neighborhood 10 BURBY RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000 90%	Unimproved		18,000	
14.00	Acres-Rear Land 2	450.00	6,300 100%			6,300	
Total Acres 15.00			Land Total			24,300	
Acpt Land		24,300	Accepted Bldg		0	Total	24,300

PERRY
 Name: KNOWLTON, JOHN

Valuation Report

12/28/2023
 Page 348
 005-013-001
 BURBY RD

Account: 344 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 10 BURBY RD

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

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	90%	Unimproved	49,500
4.70	Acres-Rear Land 1	3,000.00	14,100	60%	View/Envir	8,460
Total Acres 5.70			Land Total			57,960
Acpt Land		58,000	Accepted Bldg		0	Total
						58,000

PERRY
Name: KNOWLTON, JOHN

Valuation Report

12/28/2023
Page 349
005-014-001
311 US RTE ONE

Account: 345 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.75	Acres-Rear Land 2	450.00	1,238	100%		1,238
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.75						Land Total 27,238

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	494 Sqft	Grade C 100	Base		89,223
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-988
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-741
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Average	Typical	87,494
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	56,871	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1840	648	C 100	13.686	Ava.	65%	100%	100%	8.896
One Storv Frame	1840	245	C 100	5.174	Ava.	65%	100%	100%	3.363
Unfin Basement	1840	245	C 100	3.816	Ava.	65%	100%	100%	2.480
Open Frame Porch	1840	64	C 100	645	Ava.	65%	100%	100%	419
Frame Garage	1840	1890	D 100	29.611	Fair	50%	100%	100%	14.806
Stable w/Loft	1840	1891	D 100	18.344	Poor	40%	100%	100%	7.338
Frame Shed	1840	372	D 100	3.753	Poor	40%	100%	100%	1.501
Frame Shed	1840	646	E 100	3.688	Fair	50%	100%	100%	1.844
Frame Shed	1840	391	D 100	3.912	Fair	50%	100%	100%	1.956
Outbuilding Total									42,603

Acpt Land 27,200 **Accepted Bldg** 99,500 **Total** 126,700

Account: 346 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

Sale Data
Sale Date 03/01/1999
Sale Price 0
Sale Type
Financing
Verified
Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.75	Acres-Rear Land 2	450.00	1,238	100%		1,238
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.75					Land Total	27,238

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	624 Sqft	Grade C 100	Base	99,064
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet None	Basement	-2,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,583
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	2004	Typical	Typical	Average	Typical	97,999
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	60,514	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1915	80	C 100	768	Ava.	65%	95%	100%	474
One Storv Frame	1915	64	C 100	1.352	Ava.	65%	95%	100%	835
Frame Shed	1915	64	C 100	1.429	Ava.	65%	95%	100%	883
Frame Garage	1915	952	C 100	20.174	Ava.	65%	110%	100%	14,424
Frame Shed	1915	264	D 100	2.848	Ava.	65%	100%	100%	1,851
Outbuilding Total									18,467

Acpt Land

27,200

Accepted Bldg

79,000

Total

106,200

PERRY
Name: PILEGGI, JOHN

Valuation Report

12/28/2023
Page 351
005-010-001
183 Burby Rd

Account: 347 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 10 BURBY RD

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

Sale Data
Sale Date 12/13/2014
Sale Price 185,325
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.35	Acres-Baselot (Fract)	50,000.00	76,649	100%		76,649
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.35			Land Total			82,649

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,760 Sqft	Grade B 110	Base	265,998
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	1480 Sqft, Grade A	Basement Gar	None	Fin Bsmt	33,300
Heating	110% Hot Water BB	Cooling	0% None	Heat	7,987
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	24,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Heavy			Insulation	2,118
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2004	0	Modern	Modern	Average	Typical		341,028
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	317,156

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Two Storr Frame	2004	154	B 110	6.620	Ava.	93%	100%	100%	6.157
Wood Deck	2004	220	B 110	2.763	Ava.	93%	100%	100%	2.570
Open Frame Porch	2004	276	B 110	3.139	Ava.	93%	100%	100%	2.919
Open Frame Porch	2004	288	B 110	3.267	Ava.	93%	100%	100%	3.038
Patio	2004	100	B 110	1.718	Ava.	93%	100%	100%	1.598
Outbuilding Total									16,282

Acpt Land 82,600 **Accepted Bldg** 333,400 **Total** 416,000

PERRY
 Name: LEATHERMAN, ROBERT CARL

Valuation Report

12/28/2023

Page 352

Map/Lot: 011-004

Account: 348 Card: 1 of 1

Location: 144 BRYANT FIELD RD

Neighborhood 1 NO PUBLIC RD FRONT

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

Sale Data
 Sale Date 01/17/2017
 Sale Price 220,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
143.00	Acres-Rear Land 3(>100)	300.00	42,900	100%		42,900	
Total Acres 243.00			Land Total			87,900	
Acpt Land		87,900	Accepted Bldg		0	Total	87,900

PERRY
 Name: KNOWLTON, JOHN

Valuation Report

12/28/2023
 Page 353
 005-016
 US RTE ONE

Account: 349 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Tree Growth 1991
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved
 TG RECERT YEAR 2021

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2011 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
48.00	Acres-Softwood	135.00	6,156	100%		6,156	
23.00	Acres-Mixed Wood	165.00	3,605	100%		3,605	
Total Acres 71.00			Land Total			9,761	
Acpt Land		9,800	Accepted Bldg		0	Total	9,800

PERRY
 Name: KNOWLTON, JOHN E

Valuation Report

12/28/2023
 Page 354
 005-019
 US RTE ONE

Account: 350 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

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

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
21.00	Acres-Rear Land 1	3,000.00	63,000	60%	View/Envir	37,800
Total Acres 22.00			Land Total			55,800
Acpt Land		55,800	Accepted Bldg		0	Total
						55,800

PERRY
 Name: HOFFMAN, HENRY THEODORE

Valuation Report

12/28/2023
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 005-033
 US RTE ONE

Account: 351 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 06/09/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 NORMA O HOLLMAN DECEASED 6/13/2010

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Ocean --	55,000.00	122,984	90%	Unimproved	110,685	
9.00	Acres-Rear Land 1	3,000.00	27,000	60%	View/Envir	16,200	
Total Acres 14.00			Land Total			126,885	

Acpt Land 126,900 **Accepted Bldg** 0 **Total** 126,900

PERRY
 Name: JACOBS, JOYCE YVONNE

Valuation Report

12/28/2023

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TRUSTEE REVOCABLE TRUST FOR JOYCE

Map/Lot:

005-034

Account: 352 Card: 1 of 1

Location:

US RTE ONE

Neighborhood 5 ROUTE 1
 Tree Growth 1994
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved
 TG RECERT YEAR 2010

Sale Data
 Sale Date 04/28/2017
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2013 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148.00	Acres-Softwood	135.00	18,981	100%		18,981
90.00	Acres-Mixed Wood	165.00	14,108	100%		14,108
Total Acres 238.00			Land Total			33,089

Acpt Land	33,100	Accepted Bldg	0	Total	33,100
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PERRY
Name: KNOWLTON, JOHN

Valuation Report

12/28/2023
Page 357
005-005-001
US RTE ONE

Account: 353 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
Total Acres 8.00			Land Total			23,150

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Shed	1900	600	D 100	8.360	Ava-	60%	100%	100%	5.016
Frame Shed	1900	420	D 100	4.155	Ava-	60%	100%	100%	2.493
Frame Shed	1900	576	E 100	3.331	Fair	50%	100%	100%	1.666
Frame Shed	1900	600	E 100	3.454	Poor	40%	100%	100%	1.382
Outbuilding Total									10,557
Acpt Land		23,200	Accepted Bldg		10,600	Total			33,800

PERRY
 Name: SHAVERS, RONDA L
 SHAVERS, BLAKE

Valuation Report

12/28/2023

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Account: 354 Card: 1 of 1

Map/Lot:
 Location:

005-040
 467 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

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

Sale Date 08/05/2019
 Sale Price 85,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 ACCESS FOR CLAM DIGGERS
 Reference 2 GRAVEYARD APPROX 1/2 ACRE
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean/Cove	50,000.00	61,237	50%	View/Envir	30,619
0.50	-----Miscellaneous	.00		0%	Restrictio	0
2.00	Acres-Ocean ---	25,000.00	35,355	50%	Size/Shape	17,678
8.52	Acres-Rear Land 2	450.00	3,834	100%		3,834
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.02			Land Total			58,131

Dwelling Description

Replacement Cost New

Conventional	One Story	1,792 Sqft	Grade B 100	Base	165,700
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	-20,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,293
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2021	0	Modern	Modern	Average	Typical	156,333	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	148,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
----- S O U N D V A L U E -----									
Frame Shed	1970			26.238	Ava.	95%	100%	100%	200
Frame Garage	2021	1000	B 100	2.732	Ava.	95%	100%	100%	24.926
Encl Frame Porch	2021	140	B 100	2.712	Ava.	95%	100%	100%	2.595
Wood Deck	2021	240	B 100	496	Ava.	95%	100%	100%	2.576
Open Frame Porch	2021	32	B 100						471
Outbuilding Total									30,768

Acpt Land

58,100

Accepted Bldg

179,300 **Total**

237,400

PERRY
Name: SHAVERS, RONDA L
SHAVERS, BLAKE

Valuation Report

12/28/2023

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Map/Lot:

005-040

Account: 354 Card: 1 of 1

Location:

467 US RTE ONE



PERRY
 Name: KYLE, BRUCE
 KYLE, MARCIA

Valuation Report

12/28/2023
 Page 360
 018-048
 29 SHORE RD

Account: 355 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 07/01/1987
 Sale Price 59,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Renovations

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Ocean ---	25,000.00	43,301	100%		43,301
2.43	Acres-Rear Land 2	450.00	1,094	100%		1,094
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 6.43			Land Total			70,395

Dwelling Description

Replacement Cost New

Conventional	Two Story	520 Sqft	Grade C 100	Base	93,862
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	96,822
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	62,934	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1890	544	C 100	17.005	Ava.	65%	100%	100%	11,053
Encl Frame Porch	1890	32	C 100	1.082	Ava.	65%	100%	100%	703
Encl Frame Porch	1890	28	C 100	1.041	Ava.	65%	100%	100%	677
Outbuilding Total									12,433

Acpt Land

70,400

Accepted Bldg

75,400

Total

145,800

PERRY
 Name: LAMOND JR,JOHN F & ELLEN LAMOND
 WAKELEY, KATHERINE
 Account: 356 Card: 1 of 1

Valuation Report

12/28/2023
 Page 361
 007-008
 140 LAMOND LN

Neighborhood 19 SHORE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Ocean	85,000.00	50,287	100%		50,287
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.35						Land Total 54,187

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base		111,204
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-2,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,820
Rooms	5					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	111,448
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	91,387	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1975	192	C 100	1.634	Ava.	82%	100%	100%	1.340
Frame Shed	1975	144	C 100	2.247	Ava.	82%	100%	100%	1.843
Outbuilding Total									3,183

Acpt Land 54,200 **Accepted Bldg** 94,600 **Total** 148,800

PERRY
 Name: FOUNTAIN, ALICE CHRISTINE
 FOUNTAIN, SUSAN

Valuation Report

12/28/2023
 Page 362
 007-006
 91 LAMOND LN

Account: 357 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled Well
 Street Gravel

Sale Date 05/01/1998
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean	85,000.00	104,103	100%		104,103
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
24.50	Acres-Rear Land 2	450.00	11,025	100%		11,025
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 46.00			Land Total			178,128

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	713 Sqft	Grade E 100	Base	54,142
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-4,813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,316
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-624
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Obsolete	Obsolete	Poor	Inadeq.	43,389
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Delapidation	None	40%	43%	100%	7,463	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1800	560	E 100	3.249	Poor	40%	43%	100%	559
One Storv Frame	1800			---- S O U N D V A L U E ----				300	
One Storv Frame	1800			---- S O U N D V A L U E ----				300	
Frame Garcae	1800	240	E 100	4.039	Poor	40%	43%	100%	695
Outbuilding Total									1,854

Acpt Land 178,100 **Accepted Bldg** 9,300 **Total** 187,400

PERRY
 Name: LARSON,FREDERICK A & NORMA
 JORGENSEN, KATHLEEN E

Valuation Report

12/28/2023

Page 363

Account: 358 Card: 1 of 1

Map/Lot:
 Location:

005-012-1
 BURBY RD

Neighborhood 10 BURBY RD

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

Sale Data
 Sale Date 11/03/2017
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.23	Acres-Ocean/Cove	50,000.00	23,979	50%	Restrictio	11,990	
Total Acres 0.23			Land Total		11,990		
Acpt Land		12,000	Accepted Bldg		0	Total	12,000

PERRY
Name: LARSON, GLEN GARY

Valuation Report

12/28/2023

Page 364

Map/Lot:

005-012

Account: 359 Card: 1 of 1

Location:

ISLAND

Neighborhood 22 ISLAND

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.10	Acres-Ocean/Cove	50,000.00	52,440 25%	Access		13,110	
Total Acres 1.10				Land Total		13,110	
Acpt Land		13,100	Accepted Bldg	0	Total	13,100	

PERRY
 Name: LEPPIN FAMILY REAL ESTATE TRUST
 CALDER, NORA & LEPPIN, CHARLES D
 Account: 360 Card: 1 of 1

Valuation Report

12/28/2023
 Page 365
 015-060
 118 POTTLE RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 12/06/2016
 Sale Price 47,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
63.00	Acres-Rear Land 2	450.00	28,350	100%		28,350
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 64.00			Land Total			42,150

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Garage	2021	624	C 100	20.633	Ava.	95%	100%	100%	19.601
Railroad Car/Box	2021	2	B 100	3.000	B Gr	95%	100%	100%	2.850
One Storv Frame	0								2.000
----- S O U N D V A L U E -----									
						Outbuilding Total			24,451
Acpt Land		42,200	Accepted Bldg		24,500	Total			66,700

PERRY
 Name: GOVE, SHANNON E
 LAWRENCE, ROSS W

Valuation Report

12/28/2023

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Account: 361 Card: 1 of 1

Map/Lot:
 Location:

014-016
 6 EAGLE COVE LN

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Lake	80,000.00	78,791	100%		78,791
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.97					Land Total	83,591

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	572 Sqft	Grade D 110	Base		87,327
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,191
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,608
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	84,744
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	74,575	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	1991	128	E 100	1.042	Poor	698
Frame Shed	2012	192	D 100	2.244	Ava.	2,132
Wood Deck	1991	84	D 110	832	Ava.	732
One Storr Frame	2019	176	D 110	3.353	Ava.	2,951
Encl Frame Porch	2019	32	D 110	976	Ava.	859
Outbuilding Total						7,372

Acpt Land 83,600 **Accepted Bldg** 81,900 **Total** 165,500

PERRY
 Name: TURNER, JOHN
 TURNER, IVY

Valuation Report

12/28/2023

Page 367

Account: 362 Card: 1 of 1

Map/Lot:
 Location:

009-027
 172 GOLDING RD

Neighborhood 12 GOLDING RD

Sale Data

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

Sale Date 09/24/2004
 Sale Price 65,374
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
59.00	Acres-Rear Land 2	450.00	26,550	100%		26,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 60.00					Land Total	44,550

Dwelling Description

Replacement Cost New

Conventional	One Story	1,871 Sqft	Grade B 100	Base	171,131
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,508
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,169
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Typical	Typical	Average	Typical	183,308	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	170,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2020	100	B 100	1.312	Ava.	93%	100%	100%		1,220
Outbuilding Total										1,220

Acpt Land

44,600

Accepted Bldg

171,700

Total

216,300

PERRY
Name: LEDDY, MICHAEL E

Valuation Report

12/28/2023

Page 368

Map/Lot:

009-047

Location:

1348 US RTE ONE

Account: 363 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.00						Land Total 34,100

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	998 Sqft	Grade D 110	Base		122,796
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-1,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,216
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,350
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1810	1920	Typical	Modern	Below Average	Typical	126,862	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	95%	100%	72,311

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2010	96	C 100	2.028	Good	95%	100%	100%	1.927
One Storv Frame	1993	528	C 110	12.266	Ava.	89%	100%	100%	10.917
Unfin Basement	1993	528	C 110	5.626	Ava.	89%	100%	100%	5.007
Stable w/Loft	1810	1064	D 100	11.278	Fair	50%	100%	100%	5.639
Frame Shed	1810	625	E 100	3.581	Poor	40%	100%	100%	1.432
Outbuilding Total									24,922

Acpt Land 34,100 **Accepted Bldg** 97,200 **Total** 131,300

PERRY
 Name: AVERY, JAMES F
 AVERY, SHEILA A

Valuation Report

12/28/2023

Page 369

Account: 364 Card: 1 of 1

Map/Lot:
 Location:

005-052
 613 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 02/22/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	27,350

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	500 Sqft	Grade C 100	Base	90,959
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,383
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1932	0	Typical	Typical	Average	Typical	89,576	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		66%	100%	100%	59,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1932	324	C 100	6.843	Ava.	66%	100%	100%	4,516
Frame Shed	1932	90	D 100	1.390	Ava.	66%	100%	100%	917
Outbuilding Total									5,433

Acpt Land

27,400

Accepted Bldg

64,600

Total

92,000

PERRY
 Name: HOLLANDER, CHARLES S
 HOLLANDER, ALANA R

Valuation Report

12/28/2023

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Account: 365 Card: 1 of 1

Map/Lot:
 Location:

013-049
 293 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 06/16/2021
 Sale Price 535,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
28.40	Acres-Rear Land 2	450.00	12,780	100%		12,780
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 29.40					Land Total	68,780

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,232 Sqft	Grade B 100	Base	181,896
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,350
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,155
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	Typical	Typical	Average	Typical	191,053	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	181,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2016	352	B 100	3.589	Ava.	95%	100%	100%	3.410
Wood Deck	2016	192	B 100	2.232	Ava.	95%	100%	100%	2.120
Frame Garage	2016	672	B 100	19.271	Ava.	95%	100%	100%	18.307
Frame Garage	2017	2400	C 110	49.254	Ava.	95%	100%	100%	46.791
Outbuilding Total									70,628

Acpt Land 68,800 **Accepted Bldg** 252,100 **Total** 320,900

PERRY
 Name: BALARAN, ALAN L

Valuation Report

12/28/2023
 Page 371
 013-050-002
 GIN COVE RD

Account: 366 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.40	Acres-Ocean	85,000.00	100,573	50%	Unimproved	50,287	
Total Acres 1.40			Land Total		50,287		
Acpt Land		50,300	Accepted Bldg		0	Total	50,300

PERRY
Name: LACOUTE, FRANCES

Valuation Report

12/28/2023

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Map/Lot: 014-018

Account: 367 Card: 1 of 1

Location: 13 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 10/01/2001
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.13	Acres-Lake	80,000.00	28,844 100%		28,844
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.13				Land Total	34,844

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,232 Sqft	Grade C 110	Base	162,307
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,439
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	180,132
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	162,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1996	160	C 110	1.683	Ava.	90%	100%	100%	1,515
Frame Garage	1996	480	B 100	15.194	Ava.	90%	100%	100%	13,675
Open Frame Porch	1996	120	C 100	1.078	Ava.	90%	100%	100%	970
Frame Shed	1996	225	C 100	3.074	Ava.	90%	100%	100%	2,767
Outbuilding Total									18,927

Acpt Land 34,800 **Accepted Bldg** 181,000 **Total** 215,800

PERRY
Name: MORRISON, GERALD S

Valuation Report

12/28/2023

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Account: 368 Card: 1 of 1

Map/Lot:
Location:

010-044
452 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 08/09/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1985	14X66	C 100	24.926	Ava.	40%	100%	100%	9.970
Frame Shed	1985	72	D 100	1.239	Fair	74%	100%	100%	917
Frame Garage	1985	1200	C 100	24.388	Ava.	86%	100%	100%	20.974
Outbuilding Total									31,861

Acpt Land

36,000

Accepted Bldg

31,900

Total

67,900

Account: 369 Card: 1 of 1

Map/Lot: 010-053
Location: 491 SHORE RD

Neighborhood 19 SHORE RD

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

Reference 1 4474-296 BEVERLY A COMBS & BARBARA M
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Ocean	85,000.00	60,104	100%		60,104
1.50	Acres-Rear Land 1	3,000.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			70,604

Dwelling Description				Replacement Cost New		
Conventional	One Story	768 Sqft	Grade C 100	Base		77,765
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement		-861
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		5,822
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-768
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1989	Typical	Typical	Average	Typical	81,958
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	76%	100%	100%		62,288

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
One Storv Frame	1960	224	C 100	4.731	Ava.	76%	100%	100%	3.596	
Unfin Basement	1960	224	C 100	3.719	Ava.	76%	100%	100%	2.826	
Encl Frame Porch	1960	64	C 100	1.409	Ava.	76%	100%	100%	1.071	
Wood Deck	1960	560	C 100	4.730	Ava.	76%	100%	100%	3.595	
Frame Shed	1960	120	D 100	1.641	Poor	53%	100%	100%	870	
Frame Garage	1960	638	C 100	14.840	Ava.	76%	100%	100%	11.278	
Outbuilding Total									23,236	

Acpt Land 70,600 **Accepted Bldg** 85,500 **Total** 156,100

PERRY
Name: HOGAN, JOHN GEORGE

Valuation Report

12/28/2023
Page 375
010-052+052-1
487 SHORE RD

Account: 370 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19 SHORE RD

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

Sale Data
Sale Date 08/23/2013
Sale Price 674,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
3.00	Acres-Rear Land 1	3,000.00	9,000	100%		9,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 100,000

Dwelling Description				Replacement Cost New		
Contemporary	One & 3/4 Story	1,512 Sqft	Grade A 100	Base		272,915
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,755
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,985
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2006	0	Modern	Modern	Good	Typical		295,655
Functional Obsolescence							Value(Rcnld)
None		None		95%	100%	100%	280,872

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2006	288	A 100	3.831	Good	95%	100%	100%	3.639
Wood Deck	2006	168	A 100	2.391	Good	95%	100%	100%	2.271
Open Frame Porch	2006	72	A 100	1.060	Good	95%	100%	100%	1.007
Bulkhead	2006	36	A 100	1.684	Good	95%	100%	100%	1.600
Frame Garage	2006	720	A 100	24.350	Good	95%	100%	100%	23.132
One Storv Frame	2006	220	A 100	6.969	Good	95%	100%	100%	6.621
Wood Deck	2006	135	A 100	1.995	Good	95%	100%	100%	1.895
Frame Shed	2006	180	C 100	2.615	Ava.	94%	100%	100%	2.458
Outbuilding Total									42,623

Acpt Land 100,000 **Accepted Bldg** 323,500 **Total** 423,500

PERRY
Name: LERKE, TODD

Valuation Report

12/28/2023

Page 376

Map/Lot:

015-050

Account: 371 Card: 1 of 1

Location:

1962 US RTE ONE

Neighborhood 5 ROUTE 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
47.00	Acres-Rear Land 2	450.00	21,150	100%		21,150
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 48.00			Land Total			45,950

Dwelling Description				Replacement Cost New		
Conventional	Two Story	640 Sqft	Grade C 110	Base		114,134
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,225
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		704
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition			112,613
1980	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	94,595

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1980	256	C 110	5.948	Ava.	84%	100%	100%	4.996	
Encl Frame Porch	1980	128	C 110	2.269	Ava.	84%	100%	100%	1.906	
Wood Deck	1980	128	C 110	1.401	Ava.	84%	100%	100%	1.177	
Wood Deck	1980	184	C 110	1.894	Ava.	84%	100%	100%	1.591	
Frame Garage	1980	896	D 100	15.763	Ava-	79%	80%	100%	9.962	
Frame Shed	1980	360	E 100	2.227	Ava-	79%	100%	100%	1.759	
Metal Garage	1993	1920	C 100	40.285	Ava.	89%	100%	100%	35.854	
Outbuilding Total									57,245	

Acpt Land 46,000 **Accepted Bldg** 151,800 **Total** 197,800

PERRY
 Name: LINTOTT,JOHN A & ANDREA LEVESQUE
 TRUSTEES OF THE LINTOTT LIVING TRUST
 Account: 372 Card: 1 of 1

Valuation Report

12/28/2023
 Page 377
 013-006-001
 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

Sale Data
 Sale Date 12/19/2017
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	Unimproved	27,000	
0.50	Acres-Rear Land 1	3,000.00	1,500	100%		1,500	
Total Acres 1.50			Land Total		28,500		
Acpt Land		28,500	Accepted Bldg		0	Total	28,500

PERRY
 Name: FULNDERBURK, BRET M
 FUNDERBURK, DANIELLE

Valuation Report

12/28/2023

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Account: 373 Card: 1 of 1

Map/Lot:
 Location:

016-043
 2015 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

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

Sale Date 06/10/2021
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
12.30	Acres-Rear Land 2	450.00	5,535	100%		5,535
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.30					Land Total	31,535

Dwelling Description

Replacement Cost New

Conventional	Two Story	864 Sqft	Grade C 100	Base	119,834
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,565
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1894	1978	Typical	Typical	Average	Typical	122,269
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		65%	100%	100%
						79,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
One Storv Frame	1894	144	C 100	3.041	Ava.	65%	100%	100%	1.977
Frame Garage	1894	576	C 100	13.786	Ava.	65%	100%	100%	8.961
Open Frame Porch	1894	48	C 100	521	Ava.	65%	100%	100%	339
Outbuilding Total									11,277

Acpt Land

31,500 **Accepted Bldg**

90,800 **Total**

122,300

Account: 374 Card: 1 of 1

Neighborhood 5 ROUTE 1
Tree Growth 2000
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved
TG RECERT YEAR 2018

Sale Data
Sale Date 07/17/2003
Sale Price 175,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	50,000.00	70,711	100%		70,711
11.00	Acres-Mixed Wood	165.00	1,724	100%		1,724
22.00	Acres-Hardwood	130.00	2,717	100%		2,717
2.00	Acres-Class 1 Rds	2,200.00	4,400	100%		4,400
3.00	Acres-Wasteland	120.00	360	100%		360
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
Total Acres 41.50			Land Total			86,587

Dwelling Description				Replacement Cost New		
Post & Bean/Log	Two Story	1,400 Sqft	Grade B 110	Base		235,711
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-193
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1330 Sqft, Grade A	Basement Gar	None	Fin Bsmt		29,925
Heating	100% Radiant Floor	Cooling	100% Central AC	Heat		9,510
Rooms	10					
Bedrooms	5	Add Fixtures	0			
Baths	4	Half Baths	0	Plumbing		24,750
Attic	None			Attic		0
FirePlaces	2			Fireplace		11,688
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	311,391
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						292,708

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2006	584	B 110	16.960	Ava.	94%	100%	100%	15.942
Unfin Basement	2006	584	B 110	7.387	Ava.	94%	100%	100%	6.944
One Storv Frame	2006	100	B 110	2.904	Ava.	94%	100%	100%	2.730
Open Frame Porch	2006	96	B 110	1.226	Ava.	94%	100%	100%	1.152
Wood Deck	2006	750	B 110	8.593	Ava.	94%	100%	100%	8.077
Patio	2006	256	B 110	3.328	Ava.	94%	100%	100%	3.128
Frame Garage	2006	1040	B 110	29.797	Ava.	94%	100%	100%	28.009
Patio	2006	750	B 110	8.422	Ava.	94%	100%	100%	7.917
Frame Shed	2006	96	B 110	2.414	Ava.	94%	100%	100%	2.269
Outbuilding Total									76,168

Acpt Land 86,600 **Accepted Bldg** 368,900 **Total** 455,500

Neighborhood 5	ROUTE 1	Sale Data	
Zoning/Use	Shoreland.....	Sale Date	05/23/2018
Topography	Rolling	Sale Price	0
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Gravel	Financing	Unknown
		Verified	Public Record
		Validity	Related Parties

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

Units		Method - Description	Price/Unit	Total Fctr	Influence	Value
0.76		Acres-Ocean --	55,000.00	47,948	100%	47,948
2.00	#	-Lot Improvements	3,000.00	6,000	100%	6,000
Total Acres 0.76				Land Total		53,948

Dwelling Description				Replacement Cost New	
Conventional	Two Story	576 Sqft	Grade D 100	Base	80,754
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-2,684
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	95% Forced Warm	Cooling	0% None	Heat	-137
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-945
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	80,268
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	52,174	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1920	240	D 100	4.157	Ava.	65%	100%	100%	2.702
Encl Frame Porch	1920	144	D 100	1.826	Ava.	65%	100%	100%	1.187
Frame Shed	1920	176	D 100	2.111	Ava.	65%	100%	100%	1.372
Outbuilding Total									5,261

Acpt Land	53,900	Accepted Bldg	57,400	Total	111,300
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PERRY
 Name: COFFEE, CAROL LINCOLN

Valuation Report

12/28/2023
 Page 381
 005-045
 US RTE ONE

Account: 376 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000 90%	Unimproved		18,000	
3.30	Acres-Rear Land 2	450.00	1,485 100%			1,485	
Total Acres 4.30			Land Total			19,485	
Acpt Land		19,500	Accepted Bldg		0	Total	19,500

PERRY
Name: EKTARE, ABHAY

Valuation Report

12/28/2023

Page 382

Map/Lot:

016-035

Location:

23 GIN COVE RD

Account: 377 Card: 1 of 1

Neighborhood 20 GIN COVE RD

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

Sale Data
Sale Date 09/26/2022
Sale Price 250,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Fract)	20,000.00	18,974	100%		18,974
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.90			Land Total			24,974

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	966 Sqft	Grade B 100	Base		114,423
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,751
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1975	2009	Typical	Typical	Average	Typical		123,674
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	101,413

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1975	352	B 100	9.292	Ava.	82%	100%	100%	7,619
Wood Deck	1975	228	B 100	2.592	Ava.	82%	100%	100%	2,125
Frame Shed	1975	80	E 100	796	Ava.	82%	100%	100%	653
Frame Shed	1975	64	E 100	714	Ava.	82%	100%	100%	585
Wood Deck	1975	80	E 100	445	Ava.	82%	100%	100%	365
1SFr Overhans	1975	42	B 100	1.109	Ava.	82%	100%	100%	909
Outbuilding Total									12,256

Acpt Land 25,000 **Accepted Bldg** 113,700 **Total** 138,700

PERRY
 Name: HOLLANDER, CHARLES S
 HOLLANDER, ALANA R

Valuation Report

12/28/2023
 Page 383
 013-029
 711 SHORE RD

Account: 379 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 07/15/2022
 Sale Price 36,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.20	Acres-Baselot (Fract)	20,000.00	8,944	100%		8,944	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 0.20			Land Total		13,744		
Acpt Land		13,700	Accepted Bldg		0	Total 13,700	

PERRY
 Name: HOLLANDER, CHARLES S
 HOLLANDER, ALANA R

Valuation Report

12/28/2023
 Page 384
 013-028
 709 SHORE RD

Account: 380 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

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

Sale Date 07/15/2022
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00			Land Total			23,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garaae	2008	768	E 100	8.524	Ava-	89%	75%	100%	5,690
Outbuilding Total									5,690

Accpt Land 23,000 **Accepted Bldg** 5,700 **Total** 28,700

PERRY
 Name: SELWOOD, RUSSELL A

Valuation Report

12/28/2023
 Page 385
 005-065
 EAST BAY LN

Account: 382 Card: 1 of 1
 Map/Lot: Location:

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

Sale Data
 Sale Date 09/01/2000
 Sale Price 9,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Ocean ---	25,000.00	17,678	50%	Restrictio	8,839	
Total Acres 0.50			Land Total		8,839		
Acpt Land		8,800	Accepted Bldg		0	Total	
						8,800	

PERRY
Name: SELWOOD, RUSSELL A

Valuation Report

12/28/2023

Page 386

Map/Lot:

005-064

Account: 383 Card: 1 of 1

Location:

10 EAST BAY LN

Neighborhood 9 LEACH PT RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
6.00	Acres-Rear Land 1	3,000.00	18,000	60%	View/Envir	10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00						Land Total 71,800

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	594 Sqft	Grade D 110	Base		87,715
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-5,894
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Average	Typical	81,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	67,911	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1977	189	D 110	1.453	Ava.	1.206
Frame Shed	1977	182	D 110	2.377	Ava.	1.973
2S Frame Garaae	1988	486	D 110	15.692	Ava.	13.652
Outbuilding Total						16,831

Acpt Land 71,800 **Accepted Bldg** 84,700 **Total** 156,500

PERRY
 Name: POTTLE, THOMAS R
 POTTLE, JOYCE M

Valuation Report

12/28/2023

Page 387

Account: 384 Card: 1 of 1

Map/Lot:
 Location:

003-013
 LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Sale Data
 Sale Date 06/01/2000
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

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

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
1.27	Acres-Ocean ---	25,000.00	28,174	100%		28,174
Total Acres 1.27			Land Total			28,174
Acpt Land		28,200	Accepted Bldg		0	Total
						28,200

PERRY
Name: BAXTER, MARY D

Valuation Report

12/28/2023

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Map/Lot: 003-045

Account: 385 Card: 1 of 1

Location: 487 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

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

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

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

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1979	12X56	C 100	19.196	Ava.	40%	100%	100%	7.678
A-Roof.....	1979	1008	C 100	3.024	Ava.	83%	100%	100%	2.510
One Storv Frame	1979	336	C 100	7.096	Ava.	83%	100%	100%	5.890
Frame Shed	1979	120	C 100	2.001	Ava.	83%	75%	100%	1.246
Frame Shed	1979	143	E 100	1.118	Poor	61%	50%	100%	341
Outbuilding Total									17,665
Acpt Land		34,100	Accepted Bldg		17,700	Total		51,800	

PERRY
 Name: BROWN, JASON M
 BROWN, NATALIE R

Valuation Report

12/28/2023

Page 389

Account: 386 Card: 1 of 1

Map/Lot:
 Location:

003-039
 60 LEACH PT RD

Neighborhood 6 CANNON HILL RD

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

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

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

Land Description

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

Dwelling Description

Replacement Cost New

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

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	286,789	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		94%	90%	100%	242,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2006	128	B 110	2.864	Ava.	94%	90%	100%	2.423
2S Encl Fr Porch	2013	180	B 110	5.280	Ava.	94%	90%	100%	4.467
2S Frame Garaae	2013	957	B 110	39.107	Ava.	94%	90%	100%	33.085
Outbuilding Total									39,975

Acpt Land 31,800 **Accepted Bldg** 282,600 **Total** 314,400

PERRY
 Name: LINDEMANIS,ARTHUR & MEGAN
 TRUSTEES REVOCABLE TRUST UAD
 Account: 387 Card: 1 of 1

Valuation Report

12/28/2023
 Page 390
 005-069
 4 EAST BAY LN

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Sale Data
 Sale Date 12/20/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 62,800

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,164 Sqft	Grade B 100	Base	124,976
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	624 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,700
Heating	110% Hot Water BB	Cooling	0% None	Heat	2,744
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	1/2 Finished			Attic	9,258
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	728
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			161,906
1960	2013	Modern	Modern	Good	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%		144,096

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1960	190	B 100	5.016	Good	89%	100%	100%	4.464
Open Frame Porch	1960	80	B 100	960	Good	89%	100%	100%	854
Encl Frame Porch	1960	25	B 100	1.262	Good	89%	100%	100%	1.123
Wood Deck	1960	192	B 100	2.232	Good	89%	100%	100%	1.986
Outbuilding Total									8,427

Acpt Land 62,800 **Accepted Bldg** 152,500 **Total** 215,300

PERRY
Name: LINDEN, LEATRICE

Valuation Report

12/28/2023

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Map/Lot: 011-007-001

Account: 388 Card: 1 of 1

Location: 938 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 2012
Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2023

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2023 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
9.00	Acres-Softwood	135.00	1,154	100%		1,154
22.00	Acres-Mixed Wood	165.00	3,449	100%		3,449
12.00	Acres-Wasteland	120.00	1,440	100%		1,440
3.00	Acres-Hardwood	130.00	371	100%		371
Total Acres 48.00			Land Total			24,864

Dwelling Description				Replacement Cost New		
Seasonal	One Story	1,500 Sqft	Grade D 100	Base		81,201
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-14,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,943
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		615
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Inadeq.	65,113
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	95%	100%
						Value(Rcnd)
						56,290

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1975	84	E 100	816	Fair	70%	100%	100%	571
Outbuilding Total									571

Acpt Land 24,900 **Accepted Bldg** 56,900 **Total** 81,800

PERRY
 Name: LORANGER, LIONEL
 LORANGER, LYNDA L

Valuation Report

12/28/2023
 Page 392
 001-003-00A-013
 BIRCH PT

Account: 389 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 03/01/1989
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean/Cove	50,000.00	61,237	90%	Unimproved	55,114	
9.20	Acres-Rear Land 1	3,000.00	27,600	60%	View/Envir	16,560	
Total Acres 10.70			Land Total		71,674		
Acpt Land		71,700	Accepted Bldg		0	Total	71,700

PERRY
 Name: DUFFY, BRIAN
 DUFFY, CARROLL SUSANNE
 Account: 390 Card: 1 of 1

Valuation Report

12/28/2023
 Page 393
 013-037-00B
 471 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Sale Data

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

Sale Date 07/23/2003
 Sale Price 38,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 1	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			26,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1995	14X56	C 100	21.846	Ava.	62%	100%	100%	13.545
Wood Deck	1995	128	C 100	1.274	Ava.	89%	100%	100%	1.134
Frame Shed	1995	192	D 100	2.244	Ava.	89%	100%	100%	1.997
Outbuilding Total									16,676

Acpt Land 26,000 **Accepted Bldg** 16,700 **Total** 42,700

PERRY
 Name: LORING, N AVIS
 DOUGHERTY, RHODA A

Valuation Report

12/28/2023

Page 394

Account: 391 Card: 1 of 1

Map/Lot:
 Location:

014-022
 25 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

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

Reference 1
 Reference 2 REBUILD COTTAGE 22X32
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Lake	80,000.00	46,648	100%		46,648
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.34					Land Total	48,148

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Concrete Slab...	2022	704	C 100	3.520	Ava.	95%	100%	100%	3,344
						Outbuilding Total			3,344
Accpt Land		48,100	Accepted Bldg		3,300	Total		51,400	

PERRY
 Name: SAMIAO, FERNANDO
 DOMINGUES, MARIA J

Valuation Report

12/28/2023
 Page 395
 010-012
 US RTE ONE

Account: 392 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 07/22/2021
 Sale Price 36,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Size/Shape	13,500	
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350	
Total Acres 4.00			Land Total		14,850		
Acpt Land		14,900	Accepted Bldg		0	Total	14,900

PERRY
 Name: EARLEY, JOHN M
 EARLEY, KATHLEEN R
 Account: 393 Card: 1 of 1

Valuation Report

12/28/2023
 Page 396
 Map/Lot: 009-040
 Location: 1244 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 06/18/2019
Topography	Rolling	Sale Price 70,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
15.25	Acres-Rear Land 2	450.00	6,863	100%		6,863
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.25			Land Total			32,863

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,092 Sqft	Grade D 100	Base		77,129
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-3,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,298
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-448
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Below Average	Typical	74,458	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		68%	95%	100%	48,100

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1960	432	E 100	2.595	Fair	63%	100%	100%	1.635
Frame Shed	1960	64	E 100	714	Poor	53%	50%	100%	189
Outbuilding Total									1,824

Acpt Land	32,900	Accepted Bldg	49,900	Total	82,800
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PERRY
 Name: GUILTNER, DAWN M
 GUILTNER, GLEN

Valuation Report

12/28/2023
 Page 397
 013-009
 632 SHORE RD

Account: 394 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD
 Tree Growth 2012
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/18/2017
 Sale Price 183,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 dawn6678@hotmail.com
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2018 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
5.50	Acres-Rear Land 4	1,000.00	5,500	100%		5,500
25.00	Acres-Mixed Wood	165.00	3,919	100%		3,919
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.50	Acres-Wasteland	120.00	60	100%		60
Total Acres 32.00			Land Total			65,479

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	575 Sqft	Grade C 110	Base		104,672
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,265
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1830	2003	Typical	Typical	Average	Typical			103,407		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	67,215					

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Two Storv Frame	1830	525	C 110	18.053	Ava.	65%	100%	100%	11,734
Unfin Basement	1830	525	C 110	5.611	Ava.	65%	100%	100%	3,647
Wood Deck	1830	426	C 110	4.024	Ava.	65%	100%	100%	2,616
One Storv Frame	1830	90	C 110	2.091	Ava.	65%	100%	100%	1,359
Stable w/Loft	1830	899	D 100	9.868	Ava-	60%	100%	100%	5,921
Frame Shed	1830	612	D 100	5.765	Ava-	60%	100%	100%	3,459
Outbuilding Total									28,736

Acpt Land 65,500 **Accepted Bldg** 96,000 **Total** 161,500

PERRY
Name: DOUGHERTY, RUTH AVERILL

Valuation Report

12/28/2023

Page 398

Map/Lot:

013-008

Location:

602 SHORE RD

Account: 395 Card: 1 of 1

Neighborhood 19 SHORE RD
Tree Growth 2012
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 01/21/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
13.00	Acres-Softwood	135.00	1,667	100%		1,667
8.00	Acres-Mixed Wood	165.00	1,254	100%		1,254
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 22.00						Land Total 58,921

Dwelling Description				Replacement Cost New		
Ranch	One & 3/4 Story	567 Sqft	Grade D 110	Base		82,613
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-2,358
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7					0
Bedrooms	4	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,510
Insulation	Minimal			Insulation		-895
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1840	1920	Typical	Typical	Below Average	Typical		83,870
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	60%	95%	100%	47,806		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1840	175	D 110	1.355	Ava-	60%	95%	100%	772
Open Frame Porch	1840	175	D 110	1.355	Ava-	60%	95%	100%	772
One Storv Frame	1840	150	D 110	2.858	Ava-	60%	95%	100%	1,629
Frame Garae	1840	240	D 100	6.624	Fair	50%	100%	100%	3,312
Outbuilding Total									6,485

Acpt Land 58,900 **Accepted Bldg** 54,300 **Total** 113,200

PERRY
 Name: BECHARD, ERIC M
 BECHARD, SUZANNE C

Valuation Report

12/28/2023

Page 399

Account: 396 Card: 1 of 1

Map/Lot:
 Location:

012-003-004+005
 51 BECHARD LN

Neighborhood 12 GOLDING RD

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

Sale Data
 Sale Date 06/17/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
8.18	Acres-Lake	80,000.00	228,806	90%		205,925
81.82	Acres-Rear Land 2	450.00	36,819	100%		36,819
Total Acres 110.00			Land Total			269,294

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

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

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1890	120	C 100	2.534	Ava.	65%	100%	100%	1.647
Encl Frame Porch	1890	192	C 100	2.717	Ava.	65%	100%	100%	1.766
Wood Deck	1890	192	C 100	1.786	Ava.	65%	100%	100%	1.161
Stable w/Loft	1890	320	C 100	6.001	Ava.	65%	100%	100%	3.901
Frame Shed	1890	144	D 100	1.843	Ava.	65%	100%	100%	1.198
Outbuilding Total									9,673

Acpt Land 269,300 **Accepted Bldg** 76,000 **Total** 345,300

PERRY
Name: GOLDING FARM

Valuation Report

12/28/2023

Page 400

Map/Lot: 012-009

Account: 399 Card: 1 of 1

Location: 675 GOLDING RD

Neighborhood 12 GOLDING RD
Tree Growth 2002
Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel
TG RECERT YEAR 2012

Sale Data
Sale Date 06/01/1993
Sale Price 47,800
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
36.00	Acres-Softwood	135.00	4,617	100%		4,617
34.00	Acres-Mixed Wood	165.00	5,330	100%		5,330
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 77.00			Land Total			29,447

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	450 Sqft	Grade D 100	Base		71,251
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-738
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,451
Rooms	8					
Bedrooms	4	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-4,920
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-646
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Average	Typical	63,496
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	90%	100%	37,145	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Stable w/Loft	1900	1100	C 100	14.129	Ava.	65%	100%	100%	9.184
Frame Shed	1900	300	E 100	1.920	Ava.	60%	100%	100%	1.152
Open Frame Porch	1900	168	D 100	1.188	Ava.	65%	90%	100%	695
1 & 1/2 Storv Fr	1900	399	D 100	9.396	Ava.	65%	90%	100%	5.496
Frame Shed	1900	91	D 100	1.398	Ava.	65%	90%	100%	818
Frame Shed	1900	300	D 100	3.150	Fair	50%	100%	100%	1.575
Outbuilding Total									18,920

Acpt Land 29,400 **Accepted Bldg** 56,100 **Total** 85,500

PERRY
 Name: LORING, WALTER
 PLACHY, PLACHY,SUSAN
 Account: 401 Card: 1 of 3

Valuation Report

12/28/2023
 Page 401
 013-041
 414 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 2 JOHNSON RD

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

Reference 1 B 1629 P 290 COASTAL CONSERVATION
 Reference 2 OPEN SPACE
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Fract)	80,000.00	97,980	100%		97,980
3.50	Acres-Rear Land 1	3,000.00	10,500	100%		10,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	Acres-Open Space	25,000.00	35,355	5%	Restrictio	1,768
4.00	Acres-Open Space/Ocean	55,000.00	110,000	5%	Restrictio	5,500
2.00	Acres-Open Space/Ocean	85,000.00	120,208	5%	Restrictio	6,010
Total Acres 13.00			Land Total			127,758

Dwelling Description				Replacement Cost New		
Post & Bean/Log	One Story	864 Sqft	Grade C 100	Base		85,645
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,365
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		6,206
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	2004	Typical	Typical	Average	Typical	90,486
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	74,199	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 Storv Fr	1974	480	A 100	20.679	Ava.	82%	100%	100%	16.957
Encl Frame Porch	1974	128	A 100	3.094	Ava.	82%	100%	100%	2.537
One Storv Frame	1974	144	A 100	4.562	Ava.	82%	100%	100%	3.741
Open Frame Porch	1974	192	C 100	1.634	Ava.	82%	100%	100%	1.340
Frame Shed	1974	180	E 100	1.308	Ava.	82%	100%	100%	1.073
Frame Garage	2014	676	D 110	13.968	Ava.	95%	100%	100%	13.270
Outbuilding Total									38,918

Acpt Land 127,800 **Accepted Bldg** 113,100 **Total** 240,900

PERRY
 Name: LORING, WALTER
 PLACHY, PLACHY,SUSAN

Valuation Report

12/28/2023
 Page 402
 013-041
 GIN COVE RD

Account: 401 Card: 2 of 3

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00			Land Total			30,000

Commercial Description						
		Service Garage..			Storage Garage..	
Occupancy Type		Frame.....Good			Frame.....Avg.	
Class & Quality		0			0	
# Dwelling Units		Wood Siding			Wood Siding	
Exterior		1 STORY @ 9'			1 STORY @ 8'	
Stories & Height		Forced Warm Air			Forced Warm Air	
Heating/Cooling		1976			1976	
Built		0			0	
Remodeled		28.58			20.98	
Base Cost/Sqft		3.05			3.05	
Heat-Cool/Sqft		+				
Total		31.63			24.03	
Size Factor		X 1.105			1.205	
Adjusted Cost/Sqft		34.95			28.96	
Total Square Feet		X 1,500			780	
Replacement Cost		52,425			22,589	
Condition		Good			Good	
% Good Physical		X .71			.71	
Functional		X 1.00			1.00	
Subtotal		37,222			16,038	
Economic Factor		X 1.00	Total Value		53,260	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfinished Attic	1976	900	D 100	1.927	Ava.	82%	100%	100%	1,580	
Outbuilding Total									1,580	

Acpt Land	30,000	Accepted Bldg	54,800	Total	84,800
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PERRY
 Name: LORING, WALTER
 PLACHY, PLACHY,SUSAN

Valuation Report

12/28/2023

Page 403

Account: 401 Card: 3 of 3

Map/Lot:
 Location:

013-041
 414 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	400 Sqft	Grade E 100	Base	28,560
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-316
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	Obsolete	Obsolete	Average	Typical	22,844	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	90%	100%	18,298
Acpt Land		0	Accepted Bldg		18,300	Total	18,300

PERRY
Name: LORING, WALTER
PLACHY, PLACHY,SUSAN
Account: 401

Valuation Report

12/28/2023
Page 404
013-041
414 GIN COVE RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	127,800	113,100	240,900	127,800	113,100	240,900
2	30,000	54,800	84,800	30,000	54,800	84,800
3	0	18,300	18,300	0	18,300	18,300
TOTAL	157,800	186,200	344,000	157,800	186,200	344,000

PERRY
Name: LORINGWOOD INC

Valuation Report

12/28/2023
Page 405
013-005+006
647 SHORE RD

Account: 402 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 19 SHORE RD
Tree Growth 2012
Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
23.32	Acres-Rear Land 1	3,000.00	69,960	100%		69,960
56.00	Acres-Mixed Wood	165.00	8,778	100%		8,778
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 80.32			Land Total			163,538

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,026 Sqft	Grade C 100	Base	133,746
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,083
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,838
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,796
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1870	1970	Typical	Typical	Average	Typical		125,029
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	81,269

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storr Frame	1870	192	C 100	4.055	Ava.	65%	100%	100%	2,636
Frame Shed	1870	504	C 100	5.926	Ava.	65%	100%	100%	3,852
Patio	1870	168	C 100	1.760	Ava.	65%	100%	100%	1,144
Outbuilding Total									7,632

Acpt Land 163,500 **Accepted Bldg** 88,900 **Total** 252,400

PERRY
 Name: LORINGWOOD INC

Valuation Report

12/28/2023
 Page 406
 013-001
 US RTE ONE

Account: 403 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Tree Growth 2013
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
18.00	Acres-Mixed Wood	165.00	2,822	100%		2,822	
Total Acres 18.00					Land Total	2,822	
Acpt Land		2,800	Accepted Bldg		0	Total	2,800

PERRY
Name: LORINGWOOD INC

Valuation Report

12/28/2023

Page 407

Map/Lot:

010-058

Account: 404 Card: 1 of 1

Location:

524 SHORE RD

Neighborhood 19 SHORE RD
Tree Growth 2012
Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
2.00	Acres-Rear Land 4	1,000.00	2,000	100%		2,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
33.00	Acres-Softwood	135.00	4,232	100%		4,232
Total Acres 36.00			Land Total			62,232

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	690 Sqft	Grade C 100	Base		104,946
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-2,194
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,635
Rooms	7					
Bedrooms	5	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,035
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1850	1995	Typical	Typical	Average				100,082
Functional Obsolescence					65%	100%	100%	65,053
None								

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1900	280	C 100	5.914	Ava.	65%	100%	100%	3,844
Outbuilding Total									3,844

Acpt Land 62,200 **Accepted Bldg** 68,900 **Total** 131,100

PERRY
 Name: PATRICIA A MILLIKEN LIVING TRUST
 MILLIKEN, BRIAN H & PATRICIA A
 Account: 405 Card: 1 of 1

Valuation Report

12/28/2023
 Page 408
 005-021-003
 96 MOUNTAIN RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 10/29/2022
 Sale Price 1,200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.20	Acres-Ocean -	75,000.00	201,246	100%		201,246
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.20						Land Total 267,246

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,944 Sqft	Grade B 110	Base	300,907
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1704 Sqft, Grade B	Basement Gar	None	Fin Bsmt	31,950
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,783
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	19,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,339
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Modern	Modern	Average	Typical	361,229	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	321,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1995	326	B 110	3.929	Ava.	89%	100%	100%	3.497
Wood Deck	1995	176	B 110	2.279	Ava.	89%	100%	100%	2.028
Open Frame Porch	1995	326	B 110	3.672	Ava.	89%	100%	100%	3.268
Open Frame Porch	1995	176	B 110	2.077	Ava.	89%	100%	100%	1.849
1SFr Overhano	1995	70	B 110	2.033	Ava.	89%	100%	100%	1.809
1SFr Overhano	1995	70	B 110	2.033	Ava.	89%	100%	100%	1.809
Frame Garage	1995	936	B 110	27.367	Ava.	89%	100%	100%	24.357
Outbuilding Total									38,617

Acpt Land 267,200 **Accepted Bldg** 360,100 **Total** 627,300

PERRY
 Name: COOLEY, CYNTHIA A
 COOLEY, JOHN R

Valuation Report

12/28/2023

Page 409

Account: 406 Card: 1 of 1

Map/Lot:
 Location:

014-011
 42 EAGLE COVE RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

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

Sale Date 02/07/2008
 Sale Price 82,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Lake	80,000.00	66,453 100%		66,453
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.69				Land Total	72,453

Dwelling Description

Replacement Cost New

Conventional	One Story	722 Sqft	Grade D 100	Base	61,651
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,104
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Inadeq.	54,547
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	95% 100%	47,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2002	240	D 100	4.157	Ava.	92%	95%	100%	3.633
Wood Deck	2002	227	D 100	1.694	Ava.	92%	95%	100%	1.480
Frame Shed	2002	240	E 100	1.614	Poor	72%	100%	100%	1.162
1 & 1/2 Storv Fr	2002	180	E 100	2.585	Poor	72%	100%	100%	1.861
Outbuilding Total									8,136

Acpt Land

72,500

Accepted Bldg

55,800 **Total**

128,300

PERRY
 Name: WALSH, WILLIAM A
 WALSH, SUSAN MARIE

Valuation Report

12/28/2023

Page 410

Account: 407 Card: 1 of 1

Map/Lot:
 Location:

013-039
 444 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 09/21/2016
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Fract)	20,000.00	18,974	100%		18,974
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.90						Land Total 23,774

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	330 Sqft	Grade D 110	Base		69,571
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-1,135
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,412
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1900	1980	Typical	Typical	Average	Typical		73,848
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	65%	100%	100%	48,001		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1980	96	D 110	1.829	Ava.	65%	100%	100%	1.189
Unfin Basement	1980	96	D 110	2.825	Ava.	65%	100%	100%	1.836
Open Frame Porch	1980	310	D 110	2.297	Ava.	65%	100%	100%	1.493
Frame Garage	1980	400	D 100	8.853	Ava-	79%	100%	100%	6.994
Two Storv Frame	1900	240	D 110	6.767	Ava.	65%	100%	100%	4.399
Unfin Basement	1900	240	D 110	3.421	Ava.	65%	100%	100%	2.224
Outbuilding Total									18,135

Acpt Land 23,800 **Accepted Bldg** 66,100 **Total** 89,900

PERRY
 Name: NELSON, DEBRA M
 METCALF, HENRY CARTER
 Account: 408 Card: 1 of 1

Valuation Report

12/28/2023
 Page 411
 016-019
 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 01/07/2022
 Sale Price 260,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.59	Acres-Ocean	85,000.00	249,124	90%	Unimproved	224,212	
3.40	Acres-Rear Land 1	3,000.00	10,200	100%		10,200	
Total Acres 11.99			Land Total		234,412		
Acpt Land		234,400	Accepted Bldg		0	Total	234,400

PERRY
 Name: BARNES, ERIN V
 NEWCOMB, JOHN R

Valuation Report

12/28/2023

Page 412

Account: 409 Card: 1 of 1

Map/Lot:
 Location:

016-006
 1843 US RTE ONE

Neighborhood 5 ROUTE 1

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

Sale Data
 Sale Date 12/05/2018
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
82.61	Acres-Rear Land 2	450.00	37,175	100%		37,175
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 83.61					Land Total	61,175

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,558 Sqft	Grade B 110	Base	241,923
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,213
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,142
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	Modern	Modern	Good	Typical	264,028	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	250,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garae	2019	494	B 110	17.040	Good	95%	100%	100%		16.188
Outbuilding Total										16,188

Acpt Land 61,200 **Accepted Bldg** 267,000 **Total** 328,200

PERRY
 Name: DAY, JOHN PATRICK
 O'BRIEN, O'BRIEN, CHRISTOPHER
 Account: 410 Card: 1 of 1

Valuation Report

12/28/2023
 Page 413
 016-031
 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 02/04/2019
 Sale Price 4,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
Total Acres 1.00			Land Total		18,000		
Acpt Land		18,000	Accepted Bldg		0	Total	18,000

PERRY
Name: RKL RE PERRY, LLC

Valuation Report

12/28/2023

Page 414

Map/Lot:

006-009

Location:

816 US RTE ONE

Account: 412 Card: 1 of 1

Neighborhood 5 ROUTE 1
Zoning/Use Commercial
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/2019
Sale Price 125,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Fract)	20,000.00	27,568	100%		27,568
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90			Land Total			33,568

Commercial Description

Occupancy Type	Fast Food Rest..	
Class & Quality	Frame.....Avg.	
# Dwelling Units	0	
Exterior	Wood Siding	
Stories & Height	1 STORY @ 8'	
Heating/Cooling	NONE	
Built	1968	
Remodeled	2011	
Base Cost/Sqft		66.33
Heat-Cool/Sqft	+	0.00
Total		66.33
Size Factor	X	1.203
Adjusted Cost/Sqft		79.79
Total Square Feet	X	1,138
Replacement Cost		90,801
Condition	Good	
% Good Physical	X	.70
Functional	X	1.00
Subtotal		63,561
Economic Factor	X 1.00	Total Value 63,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfinished Attic	1968	544	C 100	1.816	Ava.	79%	100%	100%	1.435
Open Frame Porch	1968	256	C 100	2.129	Ava.	79%	100%	100%	1.682
Walk-In Cooler	1970	54	C 100	7.012	Ava.	80%	100%	100%	5.610
Outbuilding Total									8,727

Acpt Land 33,600 **Accepted Bldg** 72,300 **Total** 105,900

PERRY
Name: MACNICHOL, SARAH E

Valuation Report

12/28/2023

Page 415

Map/Lot:

015-053

Account: 413 Card: 1 of 1

Location:

31 POTTLE RD

Neighborhood 5 ROUTE 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50					Land Total	26,675

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade B 100	Base	135,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,639
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	910
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Typical	Typical	Average	Typical	146,519	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	100%	100%	136,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Wood Deck	2004	288	B 100	3.192	Ava.	93%	100%	100%		2,969
Outbuilding Total										2,969

Acpt Land

26,700

Accepted Bldg

139,200

Total

165,900

PERRY
 Name: MACNICHOL, STANLEY A
 MACNICHOL, HOLLY A

Valuation Report

12/28/2023

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Account: 414 Card: 1 of 1

Map/Lot:
 Location:

013-045
 345 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
3.40	Acres-Rear Land 2	450.00	1,530	100%		1,530
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.40						Land Total 57,530

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,556 Sqft	Grade C 100	Base		115,873
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-4,446
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1989	Typical	Typical	Average	Typical	111,427
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	95%	100%	78,333	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Percent Good						
				Phy	Func	Econ
Wood Deck	1955	288	C 100	2.554	Ava.	1.796
Frame Garage	1955	680	D 110	14.029	Ava.	10.381
Frame Shed	1955	224	E 100	1.532	Ava.	1.134
Open Frame Porch	1955	24	C 100	336	Ava.	237
Outbuilding Total						13,548

Acpt Land 57,500 **Accepted Bldg** 91,900 **Total** 149,400

PERRY
 Name: ROSENFELD, RONALD S & ZELIA M
 TRUSTEES, ROSENEIRO TRUST OF 2014
 Account: 415 Card: 1 of 1

Valuation Report

12/28/2023
 Page 417
 001-003-001-002
 BIRCH PT

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 06/01/1999
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000	
Total Acres 10.50			Land Total			120,693	

Acpt Land	120,700	Accepted Bldg	0	Total	120,700
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PERRY
 Name: BLEHEEN, LISA M
 MAGNANO, MAGNANO, JULIE
 Account: 416 Card: 1 of 1

Valuation Report

12/28/2023
 Page 418
 005-070-001
 LEACH PT RD

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD

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

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
4.00	Acres-Baselot (Fract)	15,000.00	30,000	60%	View/Envir	18,000	
Total Acres 5.00			Land Total			36,000	

Acpt Land	36,000	Accepted Bldg	0	Total	36,000
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PERRY
 Name: CLAVERIE, ALEXANDER
 CLAVERIE, MONIQUE

Valuation Report

12/28/2023

Page 419

Account: 417 Card: 1 of 1

Map/Lot:
 Location:

005-071
 38 BOAT LANDING RD

Neighborhood 9 LEACH PT RD

Sale Data

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

Sale Date 04/02/2018
 Sale Price 310,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 moniquenalex@gmail.com

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Ocean --	55,000.00	102,896	100%		102,896
4.50	Acres-Rear Land 1	3,000.00	13,500	60%	View/Envir	8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00						Land Total 116,996

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,092 Sqft	Grade B 100	Base	173,893
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-4,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,194
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1982	0	Modern	Modern	Average	Typical	183,107	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	155,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1982	242	B 100	6.389	Ava.	85%	100%	100%	5.431
One Storv Frame	1982	120	C 100	2.534	Ava.	85%	100%	100%	2.154
Frame Garage	1984	664	B 100	19.101	Ava.	85%	100%	100%	16.236
Finished Attic	1984	784	B 100	11.995	Ava.	85%	100%	100%	10.196
Open Frame Porch	1982	44	B 100	612	Ava.	85%	100%	100%	520
Patio	1982	616	B 100	6.400	Ava.	85%	100%	100%	5.440
Wood Deck	1982	30	B 100	612	Ava.	85%	100%	100%	520
Wood Deck	1982	794	B 100	8.252	Ava.	85%	100%	100%	7.014
Frame Shed	1984	240	C 100	3.228	Ava.	85%	100%	100%	2.744
Outbuilding Total									50,255

Acpt Land

117,000

Accepted Bldg

205,900

Total

322,900

PERRY
 Name: BANISZESKI, LARRY A
 BANISZESKI, SHIRLEY

Valuation Report

12/28/2023
 Page 420
 005-022-001
 MOUNTAIN RD

Account: 418 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

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

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

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

PERRY
Name: MAINE,STATE OF

Valuation Report

12/28/2023
Page 421
018-020
GOLDING RD

Account: 419 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 GOLDING RD

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00					Land Total	11,250	
Acpt Land		11,300	Accepted Bldg		0	Total	11,300

PERRY
Name: MAINE,STATE OF

Valuation Report

12/28/2023
Page 422
018-024
GOLDING RD

Account: 420 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 12 GOLDING RD

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

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.24	Acres-Misc (Fract)	12,000.00	5,879	100%	5,879	
Total Acres 0.24			Land Total		5,879	
Acpt Land		5,900	Accepted Bldg		0	Total
						5,900

PERRY
 Name: MITCHELL, DANA
 MITCHELL, ROSA EDILMA

Valuation Report

12/28/2023

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Account: 421 Card: 1 of 1

Map/Lot:
 Location:

014-030
 18 WOODMAN LN

Neighborhood 23 OLD COUNTY RD

Sale Data

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

Sale Date 09/24/2017
 Sale Price 24,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Lake	80,000.00	66,933	75%	Access	50,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.70			Land Total			56,200

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade B 100	Base	89,148
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	765
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,422
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	450
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	Typical	Typical	Good	Typical	94,361	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	89,643

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	64	E 100	714	Ava.	76%	100%	100%	543
Outbuilding Total									543

Accpt Land 56,200 **Accepted Bldg** 90,200 **Total** 146,400

PERRY
 Name: RICCIARDI, DONNA
 GENTILE, GENTILE, KRISTINE
 Account: 422 Card: 1 of 1

Valuation Report

12/28/2023
 Page 424
 016-022
 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 04/12/2016
 Sale Price 3,177
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 1.00			Land Total			16,800	
Accpt Land		16,800	Accepted Bldg		0	Total	16,800

PERRY
 Name: DIKES, JULIE M
 HUCKABY, DANELL MARIE
 Account: 423 Card: 1 of 1

Valuation Report

12/28/2023
 Page 425
 016-032
 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 05/01/2002
 Sale Price 1,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-Rear Land 2	450.00	59	100%		58	
Total Acres 0.13			Land Total				58
Acpt Land		100	Accepted Bldg		0	Total	
						100	

PERRY
 Name: MALONEY, WILLIAM A
 HAMEL, JOANNE P

Valuation Report

12/28/2023

Page 426

Map/Lot:

013-016

Account: 424 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
27.00	Acres-Rear Land 2	450.00	12,150	100%		12,150	
Total Acres 28.00			Land Total			30,150	
Acpt Land		30,200	Accepted Bldg		0	Total	30,200

PERRY
 Name: MALONEY, WILLIAM A
 HAMEL, JOANNE P

Valuation Report

12/28/2023
 Page 427
 013-016-00A
 806 SHORE RD

Account: 425 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

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

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 10.00			Land Total			28,850

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	360 Sqft	Grade D 110	Base		70,782
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement		-1,436
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-770
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1920	2003	Typical	Typical	Average				68,576
Functional Obsolescence					65%	100%	100%	44,574
None								

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1920	288	D 110	5.487	Ava.	Phy 65%	Func 100%	Econ 100%	3,567
Outbuilding Total									3,567

Acpt Land 28,900 **Accepted Bldg** 48,100 **Total** 77,000

PERRY
 Name: MULLEAVEY, MICHAEL

Valuation Report

12/28/2023
 Page 428
 016-030
 GIN COVE RD

Account: 426 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

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

Sale Data
 Sale Date 09/30/2020
 Sale Price 6,002
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
0.50	Acres-Rear Land 2	450.00	225	100%		225	
Total Acres 1.50			Land Total		11,025		
Acpt Land		11,000	Accepted Bldg		0	Total 11,000	

PERRY
 Name: BASSETT, KINAP ABRAM
 BASSETT, JASMINE AURORA
 Account: 427 Card: 1 of 1

Valuation Report

12/28/2023
 Page 429
 009-033
 112 GOLDING RD

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

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

Sale Data
 Sale Date 01/01/2020
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00			Land Total			22,050

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,056 Sqft	Grade B 100	Base		111,532
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,914
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,250
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1980	0	Typical	Typical	Average	Typical		124,696
Functional Obsolescence							Value(Rcnld)
None		None		84%	100%	100%	104,745

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1980	384	B 100	4.152	Ava.	84%	100%	100%	3.488	
Encl Frame Porch	1980	35	B 100	1.391	Ava.	84%	100%	100%	1.168	
Bulkhead	1980	30	B 100	1.328	Ava.	84%	100%	100%	1.116	
Wood Deck	1980	110	B 100	1.412	Ava.	84%	100%	100%	1.186	
Frame Garage	1980	624	B 100	18.252	Ava.	84%	100%	100%	15.332	
Outbuilding Total									22,290	

Acpt Land 22,100 **Accepted Bldg** 127,000 **Total** 149,100

PERRY
 Name: MANGINI, CHARLES
 GEIGER, GEIGER, MARTHA

Valuation Report

12/28/2023

Page 430

Account: 429 Card: 1 of 1

Map/Lot:
 Location:

012-002
 GOLDING RD OFF

Neighborhood 12 GOLDING RD

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

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

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000 75%	Access		9,000	
24.00	Acres-Rear Land 2	450.00	10,800 100%			10,800	
Total Acres 25.00			Land Total			19,800	
Acpt Land		19,800	Accepted Bldg		0	Total	19,800

PERRY
Name: MANGINI, CHARLES

Valuation Report

12/28/2023

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Map/Lot:

009-019

Account: 430 Card: 1 of 1

Location:

312 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug Well
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
49.00	Acres-Rear Land 2	450.00	22,050	100%		22,050	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 50.00					Land Total	35,850	
Accpt Land		35,900	Accepted Bldg		0	Total	35,900

PERRY
 Name: MARCH, ROBERT H

Valuation Report

12/28/2023

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Map/Lot: 014-003

Account: 431 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

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

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

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%		18,000
24.00	Acres-Rear Land 2	450.00	10,800	50%		5,400
Total Acres 25.00			Land Total			23,400
Acpt Land		23,400	Accepted Bldg		0	Total
						23,400

PERRY
 Name: ROSENFELD, RONALD S & ZELIA M
 TRUSTEE ROSENEIRO TRUST OF 2014
 Account: 432 Card: 1 of 1

Valuation Report

12/28/2023
 Page 433
 Map/Lot: 001-003-001-004
 Location: BIRCH PT

Neighborhood 7 BIRCH PT RD

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

Sale Data
 Sale Date 04/01/2000
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

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

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.70	Acres-Ocean	85,000.00	110,826	90%	Unimproved	99,744	
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000	
Total Acres 10.70			Land Total		126,744		

Acpt Land	126,700	Accepted Bldg	0	Total	126,700
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Neighborhood 20 GIN COVE RD

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

Sale Data
Sale Date 01/01/2021
Sale Price 215,500
Sale Type Land & Buildings
Financing Private Finance
Verified Public Record
Validity Arms Length Sale

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

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

Dwelling Description				Replacement Cost New		
Conventional	Two Story	896 Sqft	Grade C 110	Base		137,357
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 None	Basement		-4,497
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,858
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		11,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		986
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	147,704
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	90%	100%	100%	132,934	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Storv Frame	1997	384	C 110	8.921	Ava.	8.029
Frame Garage	1997	784	C 110	19.052	Ava.	17.147
Finished Attic	1997	784	C 100	9.596	Ava.	8.636
Patio	1997	324	C 100	2.930	Ava.	2.637
Wood Deck	1997	420	C 100	3.610	Ava-	3.068
Frame Shed	1997	408	E 100	2.472	Fair	1.953
Wood Deck	1997	192	C 110	1.965	Ava.	1.768
Outbuilding Total						43,238

Acpt Land	59,500	Accepted Bldg	176,200	Total	235,700
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PERRY
 Name: HARRIMAN, PHILIP E
 CLIFFORD, BETH E

Valuation Report

12/28/2023
 Page 435
 003-016-001
 181 Leach Pt Rd

Account: 434 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/08/2003
 Sale Price 34,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Ocean -	75,000.00	54,083	100%		54,083
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.52			Land Total			60,083

Dwelling Description				Replacement Cost New	
Ranch	One Story	2,061 Sqft	Grade B 110	Base	192,482
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	324 Sqft, Grade B	Basement Gar	None	Fin Bsmt	6,075
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,417
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	202,724
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	190,561	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2006	216	B 110	2.719	Ava.	94%	100%	100%	2,556
Open Frame Porch	2006	144	B 110	1.737	Ava.	94%	100%	100%	1,633
Frame Garage	2015	982	B 110	28.441	Ava.	94%	100%	100%	26,735
Unfinished Attic	2015	982	B 110	3.400	Ava.	94%	100%	100%	3,196
Outbuilding Total									34,120

Acpt Land 60,100 **Accepted Bldg** 224,700 **Total** 284,800

PERRY
Name: NIXON,GARY;

Valuation Report

12/28/2023

Page 436

Map/Lot:

009-050

Account: 435 Card: 1 of 1

Location:

1372 US RTE ONE

Neighborhood 5 ROUTE 1

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

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
50.00	Acres-Rear Land 3(>100)	300.00	15,000	100%		15,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 151.00			Land Total			84,800

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	480 Sqft	Grade D 110	Base		77,908
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-866
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-649
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	1960	Typical	Typical	Below Average	Typical	76,393	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	95%	100%	43,544

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1900	288	D 110	5.487	Ava-	Phy	Func	Econ	3.127
Encl Frame Porch	1900	100	D 110	1.603	Ava-	60%	95%	100%	914
Outbuilding Total									4,041

Acpt Land 84,800 **Accepted Bldg** 47,600 **Total** 132,400

PERRY
Name: DEWITT, DAVID W SR

Valuation Report

12/28/2023

Page 437

Map/Lot: 003-043-001

Account: 436 Card: 1 of 1

Location: 459 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

Sale Data
Sale Date 11/01/1996
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

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

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

Dwelling Description				Replacement Cost New	
Seasonal	One Story	1,178 Sqft	Grade E 110	Base	47,108
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,775
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,455
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,882
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				40,760
1980	0	Old Type	Old Type	Fair				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		72%	94%	100%	27,586	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	126	E 110	1.135	Fair	72%	94%	100%	768
Frame Shed	1980	54	E 110	730	Fair	72%	94%	100%	494
Outbuilding Total									1,262

Acpt Land 23,900 **Accepted Bldg** 28,800 **Total** 52,700

PERRY
 Name: MATTHEWS, MICHAEL L
 MATTHEWS, PATRICIA

Valuation Report

12/28/2023

Page 438

Account: 437 Card: 1 of 1

Map/Lot:
 Location:

016-045
 11 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

Sale Data

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

Sale Date 07/01/1988
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.54	Acres-Misc (Fract)	12,000.00	8,818	100%	8,818
2.00	# -Lot Improvements	3,000.00	6,000	100%	6,000
Total Acres 0.54			Land Total		14,818

Acpt Land 14,800 **Accepted Bldg** 0 **Total** 14,800

PERRY
 Name: GILLING, MARJORIE N
 GILLING, SUNG SHIANG

Valuation Report

12/28/2023

Page 439

Account: 438 Card: 1 of 2

Map/Lot:
 Location:

013-042
 404 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/10/2018
 Sale Price 665,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.30	Acres-Ocean	85,000.00	154,410	100%		154,410
22.50	Acres-Rear Land 1	3,000.00	67,500	100%		67,500
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 25.80					Land Total	230,910

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	3,493 Sqft	Grade A 100	Base	519,453
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-7,487
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,397
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	33,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,500
Insulation	Heavy			Insulation	3,930
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Modern	Modern	Average	Typical	567,793
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			92%		100%	100%
						522,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2001	696	A 100	23.738	Ava.	92%	100%	100%	21.839
Open Frame Porch	2001	96	A 100	1.338	Ava.	92%	100%	100%	1.231
Open Frame Porch	2001	1504	A 100	17.664	Ava.	92%	100%	100%	16.251
Wood Deck	2001	200	A 100	2.775	Ava.	92%	100%	100%	2.553
Frame Shed	2001	40	C 100	1.184	Good	94%	100%	100%	1.113
Tennis Court	2001	7440	C 100	20.832	Ava.	92%	100%	100%	19.165
C-L Fencina /LF	2001	36	A 100	1.080	Ava.	92%	100%	100%	994
Outbuilding Total									63,146

Acpt Land 230,900 **Accepted Bldg** 585,500 **Total** 816,400

PERRY
 Name: GILLING, MARJORIE N
 GILLING, SUNG SHIANG

Valuation Report

12/28/2023

Page 440

Account: 438 Card: 2 of 2

Map/Lot:
 Location:

013-042
 26 LETE WATCH

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/10/2018
 Sale Price 665,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	880 Sqft	Grade A 100	Base	119,768
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 3/4 Bmt	Basement	-2,712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,940
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,070
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			
2007	0	Typical	Typical	Good	95%	100%	100%			121,726
Functional Obsolescence		Economic Obsolescence								Value(Rcnld)
None		None								115,640
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Open Frame Porch	2007	120	A 100	1.617	Good	95%	100%	100%	1.536	
Wood Deck	2007	696	A 100	8.727	Good	95%	100%	100%	8.291	
							Outbuilding Total			9,827

Accpt Land 0 **Accepted Bldg** 125,500 **Total** 125,500

PERRY
Name: GILLING, MARJORIE N
GILLING, SUNG SHIANG
Account: 438

Valuation Report

12/28/2023
Page 441
013-042
26 LETE WATCH

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	230,900	585,500	816,400	230,900	585,500	816,400
2	0	125,500	125,500	0	125,500	125,500
TOTAL	230,900	711,000	941,900	230,900	711,000	941,900

PERRY
 Name: COOK, JOHN J
 COOK, SHARON M

Valuation Report

12/28/2023

Page 442

Account: 439 Card: 1 of 1

Map/Lot:
 Location:

013-043
 391 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/24/2011
 Sale Price 270,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
86.00	Acres-Rear Land 2	450.00	38,700	100%		38,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 87.00						Land Total 94,700

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,120 Sqft	Grade B 100	Base	179,178
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,060
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,400
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	Typical	Typical	Average	Typical	197,138	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	169,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1986	180	B 100	4.752	Ava.	86%	100%	100%	4.087
Unfin Basement	1986	180	B 100	4.396	Ava.	86%	100%	100%	3.781
Open Frame Porch	1986	320	B 100	3.280	Ava.	86%	100%	100%	2.821
Encl Frame Porch	1986	160	B 100	2.988	Ava.	86%	100%	100%	2.570
Frame Garaae	1986	676	C 110	17.034	Ava.	86%	100%	100%	14.649
Outbuilding Total									27,908

Acpt Land

94,700

Accepted Bldg

197,400

Total

292,100

PERRY
 Name: PRESCOTT, STEPHEN J
 PRESCOTT, FAYE M

Valuation Report

12/28/2023

Page 443

Account: 440 Card: 1 of 1

Map/Lot:
 Location:

013-037
 465 GIN COVE RD

Neighborhood 20 GIN COVE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug Well
 Street Semi-Improved

Sale Date 10/07/2016
 Sale Price 7,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 5 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.10			Land Total			21,845

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1973	308	E 100	1.962	Ava.	81%	100%	100%		1,589
Outbuilding Total										1,589

Acpt Land 21,800 **Accepted Bldg** 1,600 **Total** 23,400

PERRY
Name: BESS, LISA

Valuation Report

12/28/2023

Page 444

Map/Lot:

003-006

Location:

LEACH POINT RD OFF

Account: 441 Card: 1 of 1

Neighborhood 9 LEACH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellNone
Street None

Sale Data
Sale Date 06/30/2009
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Acres-Ocean ---	25,000.00	28,395	100%		28,395
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.29			Land Total			30,195

Dwelling Description				Replacement Cost New		
Conventional	One Story	256 Sqft	Grade E 100	Base		24,521
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-1,536
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-872
Rooms	1					
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,000
Attic	1/2 Finished			Attic		1,887
FirePlaces	0			Fireplace		0
Insulation	None	SFLA	256	Insulation		-128
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	Obsolete	Obsolete	Average	Inadeq.	20,872	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		no electricity..		95%	39%	86%	6,612

Accpt Land 30,200 **Accepted Bldg** 6,600 **Total** 36,800

PERRY
 Name: LEWIS, DENNIS P
 LEWIS, DONNA J

Valuation Report

12/28/2023

Page 445

Account: 442 Card: 1 of 1

Map/Lot:
 Location:

018-045
 25 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 09/11/2020
 Sale Price 253,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 4 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50						Land Total 26,675

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,128 Sqft	Grade B 100	Base		179,360
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-28,329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		3,910
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,330
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	163,771
Functional Obsolescence						
None	Economic Obsolescence		Phys. %		Func. %	Econ. %
	None		92%		100%	100%
						150,669

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	2003	100	B 100	2.221	Ava.	2.043
2S Frame Garage	2003	1008	B 100	37.048	Ava.	34.084
Wood Deck	2003	312	B 100	3.432	Ava.	3.157
Wood Deck	2003	192	B 100	2.232	Ava.	2.053
Outbuilding Total						41,337

Acpt Land 26,700 **Accepted Bldg** 192,000 **Total** 218,700

PERRY
 Name: RICKER, DARLINGTON
 RICKER, LOUISE

Valuation Report

12/28/2023

Page 446

Account: 443 Card: 1 of 1

Map/Lot:
 Location:

018-022
 6 LITTLE RIVER DR

Neighborhood 12 GOLDING RD

Sale Data	
Sale Date	07/05/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Residential .
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.24	Acres-Misc (Fract)	12,000.00	5,879	100%		5,879	
Total Acres 0.24			Land Total			5,879	
Acpt Land		5,900	Accepted Bldg		0	Total	5,900

PERRY
Name: ABRABEN, KEITH WAYNE

Valuation Report

12/28/2023

Page 447

Map/Lot: 003-016

Account: 445 Card: 1 of 1

Location: 175 LEACH PT RD

Neighborhood 9 LEACH PT RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 01/20/2022
Sale Price 245,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Ocean -	75,000.00	67,082	100%		67,082
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.80			Land Total			73,082

Dwelling Description

Replacement Cost New

Ranch	One Story	900 Sqft	Grade C 110	Base	89,003
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,564
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Average	Typical	87,439
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100%	77,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1994	876	C 110	7.984	Ava.	89%	100%	100%	7.106
Frame Garage	1994	784	C 110	19.052	Ava.	89%	100%	100%	16.956
Outbuilding Total									24,062

Acpt Land 73,100 **Accepted Bldg** 101,900 **Total** 175,000

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 07/30/2019
Topography	Level	Sale Price 0
Utilities	Dug WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Buyer
		Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.00						Land Total 24,800

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	540 Sqft	Grade D 100	Base		76,189
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement		-1,187
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-664
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Old Type	Old Type	Poor	Typical	74,338
Functional Obsolescence						Value(Rcnld)
Incomplete		None		40%	63%	100%
						18,733

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1930	75	D 100	599	Poor	151
Frame Shed	1930	64	E 100	714	Poor	286
Frame Shed	1930	192	E 100	1.368	Poor	547
Outbuilding Total						984

Acpt Land	24,800	Accepted Bldg	19,700	Total	44,500
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PERRY
Name: MCPHAIL, ANGELA

Valuation Report

12/28/2023

Page 449

Account: 447 Card: 1 of 1

Map/Lot:
Location:

014-029
20 WOODMAN LN

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Lake	80,000.00	49,960	75%	Access	37,470
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.39			Land Total			43,470

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,148 Sqft	Grade C 100	Base	92,283
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,665
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Average	Typical	99,948
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	88,954	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	200	C 100	1.850	Ava.	89%	100%	100%	1,646
Outbuilding Total									1,646

Accpt Land	43,500	Accepted Bldg	90,600	Total	134,100
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Account: 448 Card: 1 of 1

Map/Lot: 004-002-002
Location: 47 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/01/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.90	Acres-Rear Land 1	3,000.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.90						Land Total 28,700

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	768 Sqft	Grade C 110	Base		122,324
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		2,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1988	0	Typical	Typical	Average	Typical		124,524
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	108,336

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garaae	1988	216	D 100	6.289	Ava.	87%	100%	100%	5.471	
Wood Deck	1988	160	C 110	1.683	Ava.	87%	100%	100%	1.464	
Encl Frame Porch	1988	416	C 110	5.508	Ava.	87%	100%	100%	4.792	
Bulkhead	1988	25	C 110	1.111	Ava.	87%	100%	100%	967	
Metal Garaae	2005	1440	D 100	25.677	Ava.	93%	100%	100%	23.880	
2S Frame Garaae	1997	840	C 100	25.698	Ava.	90%	100%	100%	23.128	
Frame Shed	1997	510	C 100	5.987	Ava.	90%	100%	100%	5.388	
Outbuilding Total									65,090	

Acpt Land 28,700 **Accepted Bldg** 173,400 **Total** 202,100

PERRY
Name: MCPHAIL, ANGUS B

Valuation Report

12/28/2023

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Map/Lot:

006-028-002

Account: 449 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

Sale Date 07/01/2010
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Zoning/Use Rural.....
Topography Above Street
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 1.00					Land Total	450	
Acpt Land		500	Accepted Bldg	0	Total	500	

PERRY
 Name: MCPHAIL, SARAH
 MCPHAIL, ANGUS B

Valuation Report

12/28/2023

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Account: 450 Card: 1 of 1

Map/Lot:
 Location:

006-028
 59 OLD EASTPORT RD

Neighborhood 15 CROSS RD

Sale Data

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Date 07/01/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 14.00						Land Total 30,650

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade C 100	Base	131,477
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-202
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,923
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	132,182
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	95% 100%	81,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1930	240	C 100	3.208	Ava.	65%	95%	100%	1.981
2S Frame Garaae	1930	720	C 100	22.884	Ava.	65%	95%	100%	14.131
Frame Shed	1930	160	E 100	1.205	Fair	50%	100%	100%	602
Outbuilding Total									16,714

Acpt Land

30,700

Accepted Bldg

98,300

Total

129,000

PERRY
Name: WARD, SUSAN M

Valuation Report

12/28/2023

Page 453

Map/Lot:

006-006

Account: 451 Card: 1 of 1

Location:

150 MAHAR LN

Neighborhood 1 NO PUBLIC RD FRONT

Sale Data

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Date 03/04/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 2015 MH MOVED NO PERMIT OWNER ?

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 8.00						Land Total	21,150

Dwelling Description

Replacement Cost New

Conventional	One Story	608 Sqft	Grade D 100	Base	56,407
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry None	Basement	-3,142
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	249
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Typical	Typical	Average	Typical	53,514	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	47,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1991	644	D 100	12.252	Ava.	88%	80%	100%		8.626
Unfinished Attic	1991	1152	D 100	2.237	Ava.	88%	100%	100%		1.969
Outbuilding Total										10,595

Acpt Land

21,200

Accepted Bldg

57,700

Total

78,900

PERRY
 Name: BRIDGES, JENNIFER

Valuation Report

12/28/2023

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Map/Lot:

006-047

Location:

MAHAR LN

Account: 452 Card: 1 of 1

Neighborhood 14 MAHAR LN

Sale Data	
Sale Date	09/11/2003
Sale Price	4,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential .
 Topography Level
 Utilities Dug Well
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350	
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600	
Total Acres 4.00			Land Total		15,750		
Accpt Land		15,800	Accepted Bldg		0	Total	
						15,800	

PERRY
Name: MCPHAIL, HAROLD

Valuation Report

12/28/2023

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Map/Lot:

006-034

Account: 453 Card: 1 of 1

Location:

22 OLD EASTPORT RD

Neighborhood 15 CROSS RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Misc (Fract)	12,000.00	11,510	100%		11,510
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.92			Land Total			17,510

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	90,820
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,928
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,646
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	560
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	Typical	Typical	Average	Typical	81,098	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	100%	73,799

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Frame Shed	1998	120	C 100	2.001	Ava.	91% 100% 100%	1.821
Frame Garage	1980	560	D 100	11.081	Ava-	79% 100% 100%	8.754
Outbuilding Total							10,575

Acpt Land 17,500 **Accepted Bldg** 84,400 **Total** 101,900

PERRY
Name: MCPHAIL, HERBERT

Valuation Report

12/28/2023

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Map/Lot:

007-004

Account: 454 Card: 1 of 1

Location:

8 ROCKY LEDGE LN

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 4 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	30,000.00	21,213 100%		21,213
7.52	Acres-Rear Land 2	450.00	3,384 100%		3,384
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 8.02				Land Total	30,597

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	504 Sqft	Grade D 100	Base	73,820
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-2,801
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,392
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-620
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Old Type	Old Type	Poor	Typical	69,007
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		40%	89%	100%
						Value(Rcnld)
						24,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1800	144	E 100	1.124	Poor	40%	100%	100%	450
Open Frame Porch	1800	60	E 100	307	Poor	40%	100%	100%	123
Stable w/Loft	1980	1224	D 100	12.645	Poor	62%	100%	100%	7,840
Frame Shed	1980	816	E 100	4.558	Poor	62%	100%	100%	2,826
Outbuilding Total									11,239

Acpt Land

30,600

Accepted Bldg

35,800

Total

66,400

PERRY
Name: BAINE, MICHAEL

Valuation Report

12/28/2023

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Map/Lot:

013-034

Location:

484 GIN COVE RD

Account: 455 Card: 1 of 1

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/25/2015
Sale Price 23,565
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40						Land Total 26,180

Dwelling Description

Replacement Cost New

Conventional	One Story	869 Sqft	Grade C 100	Base	83,431
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-921
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,260
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Fair	Typical	83,770
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	68%	50%	100%	28,482	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	156	C 100	1.356	Fair	68%	50%	100%	461
Frame Garage	1970	384	C 100	10.524	Fair	68%	50%	100%	3,578
Frame Shed	1970	104	C 100	1.838	Fair	68%	50%	100%	625
Outbuilding Total									4,664

Acpt Land

26,200

Accepted Bldg

33,100

Total

59,300

PERRY
Name: APT, JASMINE

Valuation Report

12/28/2023

MOORES, JERRY JR

Page 458

Account: 456 Card: 1 of 1

Map/Lot:

013-030

Location:

695 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 08/26/2022
Sale Price 207,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Fract)	20,000.00	16,492	100%		16,492
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.68			Land Total			22,492

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,160 Sqft	Grade C 110	Base	155,991
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	2,030	Insulation	1,117
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2000	Typical	Typical	Average	Typical	157,108
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	87%	100%	100%	136,684	

Accpt Land

22,500

Accepted Bldg

136,700

Total

159,200

PERRY
Name: STOREY, JOSEPH

Valuation Report

12/28/2023

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Map/Lot:

009-023

Account: 457 Card: 1 of 1

Location:

304 GOLDING RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 01/09/2004
Sale Price 41,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.50	Acres-Rear Land 2	450.00	1,125	100%		1,125
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50			Land Total			19,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1988	14X66	C 100	24.926	Ava.	47%	100%	100%	11.616
Encl Frame Porch	1977	96	D 100	1.424	Ava.	83%	100%	100%	1.182
Wood Deck	1977	120	D 100	992	Ava.	83%	100%	100%	823
2S Frame Garage	1977	576	C 100	19.507	Ava.	83%	100%	100%	16.191
Frame Shed	1977	192	E 100	1.368	Ava.	83%	100%	100%	1.135
Outbuilding Total									30,947

Acpt Land

19,100

Accepted Bldg

30,900

Total

50,000

PERRY
 Name: MCPHAIL, BEVERLY

Valuation Report

12/28/2023
 Page 460
 009-037
 US RTE ONE

Account: 458 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
6.92	Acres-Rear Land 2	450.00	3,114	100%		3,114	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 7.92			Land Total			27,914	
Accpt Land		27,900	Accepted Bldg		0	Total	27,900

Account: 459 Card: 1 of 1

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Septic System
Street Gravel

Sale Data
Sale Date 11/30/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Misc (Fract)	12,000.00	10,253	100%		10,253
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.73						Land Total 15,053

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	432 Sqft	Grade D 100	Base	70,050
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-1,905
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-979
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-620
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Below Average	Typical	66,546
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	94%	100%	37,532	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1900	144	D 100	1.843	Ava-	60%	94%	100%	1.040
Frame Shed	1900	100	D 100	1.474	Ava-	60%	94%	100%	831
Frame Garae	1900	600	C 100	14.194	Ava-	60%	100%	100%	8.516
Outbuilding Total									10,387

Acpt Land

15,100

Accepted Bldg

47,900 **Total**

63,000

PERRY
Name: TINKER, KAREN

Valuation Report

12/28/2023

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Map/Lot:

009-030

Account: 460 Card: 1 of 1

Location:

149 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 MARION MCPHAIL (L/E) DECEASED

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.86	Acres-Misc (Fract)	12,000.00	11,128	100%	11,128	
2.00	# -Lot Improvements	3,000.00	6,000	100%	6,000	
Total Acres 0.86			Land Total		17,128	
Acpt Land		17,100	Accepted Bldg		0	
					Total 17,100	

PERRY
 Name: POHLMAN, JOHN W
 POHLMAN, CHARMIENOE H
 Account: 461 Card: 1 of 1

Valuation Report

12/28/2023

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Map/Lot: 004-003+005
 Location: 476 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 1996
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/12/2019
 Sale Price 63,600
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 TG NEW OWNER
 Tran/Land/Bldg 3 0 0
 X Coordinate 2019 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	20,000.00	28,284	100%		28,284
5.00	Acres-Rear Land 1	3,000.00	15,000	100%		15,000
1.00	Acres-Class 1 Rds	2,200.00	2,200	100%		2,200
22.00	Acres-Mixed Wood	165.00	3,449	100%		3,449
1.00	Acres-Wasteland	120.00	120	100%		120
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 31.00			Land Total			52,053

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Shed	2022	768	C 100	12.737	Ava.	95%	100%	100%	12.100	
Finished Attic	2022	768	C 100	9.492	Ava.	95%	100%	100%	9.017	
Outbuilding Total									21,117	
Acpt Land		52,100	Accepted Bldg		21,100	Total			73,200	

PERRY
Name: MCPHAIL, BARBARA H

Valuation Report

12/28/2023

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Map/Lot:

006-027

Location:

95 COUNTY RD

Account: 462 Card: 1 of 1

Neighborhood 17 ROUTE 190

Zoning/Use Commercial
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/20/2017
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Acres-Baselot (Fract)	30,000.00	41,243	100%		41,243
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.89			Land Total			47,243

Commercial Description						
Occupancy Type	Restaurant.....					
Class & Quality	Frame.....Good					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Space Heaters					
Built	1985					
Remodeled	2020					
Base Cost/Sqft	78.18					
Heat-Cool/Sqft	+	1.66				
Total	79.84					
Size Factor	X	0.977				
Adjusted Cost/Sqft	78.00					
Total Square Feet	X	4,792				
Replacement Cost	373,776					
Condition	Average					
% Good Physical	X	.67				
Functional	X	1.00				
Subtotal	250,430					
Economic Factor	X	1.00	Total Value			250,430

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Finished Attic	1985	580	B 100	10.338	Ava.	86%	100%	100%	8.891	
Open Frame Porch	2020	120	B 100	1.348	Ava.	95%	100%	100%	1.281	
Wood Deck	1985	36	B 100	672	Ava.	86%	100%	100%	578	
Open Frame Porch	2020	144	B 100	1.579	Ava.	95%	100%	100%	1.500	
Outbuilding Total									12,250	

Acpt Land 47,200 **Accepted Bldg** 262,700 **Total** 309,900

PERRY
 Name: VALENCIK, SARAH ANNE

Valuation Report

12/28/2023

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Map/Lot:

002-004-001

Location:

51 LINCOLN COVE RD

Account: 463 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 11/09/2020
 Sale Price 23,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	75%	View/Envir	11,250
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			20,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Vinyl Yurt - 2022	2022	706	C 100	4.030	Ava.	95%	100%	100%	3.828
Wood Deck	2022	706	C 100	5.898	Ava.	95%	100%	100%	5.603
						Outbuilding Total			9,431

Acpt Land

20,300

Accepted Bldg

9,400

Total

29,700

PERRY
Name: FARRIS, SABINE

Valuation Report

12/28/2023
Page 466
015-045-001
43 LAKE RD

Account: 464 Card: 1 of 1 Map/Lot: Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/01/1991
Sale Price 26,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.80	Acres-Rear Land 2	450.00	810	100%		810
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.80						Land Total 17,610

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,237 Sqft	Grade D 100	Base		123,746
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	None	Basement		-11,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,805
Rooms	5					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					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1900	1996	Typical	Typical	Fair	50%	100%	100%	109,783
Functional Obsolescence					None			54,892

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	180	D 100	1.386	Fair	50%	100%	100%	693
Frame Garage	1900	720	D 100	13.311	Fair	50%	100%	100%	6,656
Outbuilding Total									7,349

Acpt Land 17,600 **Accepted Bldg** 62,200 **Total** 79,800

PERRY
 Name: UNDERWOOD, JAMES A
 UNDERWOOD, DOROTHY M

Valuation Report

12/28/2023

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Account: 466 Card: 1 of 1

Map/Lot:
 Location:

015-012
 42 SUNSET COVE LN

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 08/01/2000
 Sale Price 75,650
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
65.77	Acres-Rear Land 2	450.00	29,597	100%		29,596
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 66.77					Land Total	65,596

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	667 Sqft	Grade C 100	Base	104,543
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,844
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Average	Typical	105,565	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	68,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 Storv Fr	1920	352	C 100	10.109	Ava.	65%	100%	100%	6.571
Wood Deck	2016	431	C 100	3.698	Ava.	65%	100%	100%	2.404
Frame Shed	2016	572	D 100	5.429	Ava-	90%	100%	100%	4.886
Outbuilding Total									13,861

Acpt Land

65,600

Accepted Bldg

82,500

Total

148,100

PERRY
 Name: MERCIER, WILLIAM
 MERCIER, JOYCE N

Valuation Report

12/28/2023

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Account: 467 Card: 1 of 1

Map/Lot:
 Location:

004-018
 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 2009
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2009

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2020 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
17.00	Acres-Softwood	135.00	2,180	100%		2,180	
25.00	Acres-Mixed Wood	165.00	3,919	100%		3,919	
8.00	Acres-Hardwood	130.00	988	100%		988	
Total Acres 50.00			Land Total		7,087		
Acpt Land		7,100	Accepted Bldg		0	Total	
						7,100	

PERRY
 Name: MERCIER, WILLIAM
 MERCIER, JOYCE N

Valuation Report

12/28/2023

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Account: 468 Card: 1 of 1

Map/Lot:
 Location:

004-017
 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD
 Tree Growth 2009
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2020 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
26.00	Acres-Softwood	135.00	3,335	100%		3,335	
5.00	Acres-Hardwood	130.00	618	100%		618	
2.00	Acres-Wasteland	120.00	240	100%		240	
Total Acres 33.00			Land Total		4,193		
Accpt Land		4,200	Accepted Bldg		0	Total	
						4,200	

PERRY
 Name: MERRITHEW, EUGENE I

Valuation Report

12/28/2023

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Map/Lot:

003-031

Location:

CANNON HILL RD

Account: 469 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 11/23/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
5.70	Acres-Rear Land 2	450.00	2,565	100%		2,565	
Total Acres 6.70			Land Total		13,365		
Acpt Land		13,400	Accepted Bldg		0	Total	
						13,400	

PERRY
 Name: KEEZER, ROGER R
 KEEZER, GAIL

Valuation Report

12/28/2023
 Page 471
 015-035
 184 LAKE RD

Account: 470 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 10/20/2005
 Sale Price 6,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 4 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00						Land Total 20,250

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,248 Sqft	Grade C 100	Base	82,112
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,291
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	624
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2008	0	Typical	Typical	Average	Typical	75,445	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	70,918

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2008	120	E 100	1.000	Poor	74%	50%	100%	370
Frame Shed	2000	168	E 100	1.246	Ava.	91%	100%	100%	1,134
Encl Frame Porch	2010	312	C 100	3.944	Ava.	95%	100%	100%	3,747
Railroad Car/Box	2000	1	C 100	1.200	Ava.	91%	100%	100%	1,092
Outbuilding Total									6,343

Acpt Land

20,300

Accepted Bldg

77,300

Total

97,600

PERRY
 Name: BUBIER, DONNA
 LOZIER ET AL, EDWARD

Valuation Report

12/28/2023
 Page 472
 013-023
 785 SHORE RD

Account: 471 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Baselot (Fract)	20,000.00	16,733	100%		16,733
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.70			Land Total			22,733

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1975	14X66	D 100	21.174	Poor	10%	100%	100%	2.117
A-Roof.....	1975	924	D 100	2.273	Poor	60%	100%	100%	1.364
Frame Garage	1983	480	C 100	12.155	Ava.	85%	100%	100%	10.332
Outbuilding Total									13,813

Acpt Land	22,700	Accepted Bldg	13,800	Total	36,500
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PERRY
 Name: DUFFY, SUSANNE D
 DUFFY, BRIAN M

Valuation Report

12/28/2023
 Page 473
 013-007
 594 SHORE RD

Account: 472 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 01/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
9.00	Acres-Rear Land 4	1,000.00	9,000	100%		9,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00					Land Total	65,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	690 Sqft	Grade C 100	Base	104,946
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	12,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	518
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1855	2006	Typical	Typical	Average	Typical	114,456
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	74,396	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2006	986	C 110	22.907	Ava.	94%	100%	100%	21.533
Open Frame Porch	1855	180	C 100	1.541	Ava.	65%	100%	100%	1.002
Frame Garage	1855	322	D 100	7.766	Ava.	65%	100%	100%	5.048
Frame Shed	1855	184	D 100	2.177	Ava.	65%	100%	100%	1.415
Outbuilding Total									28,998

Acpt Land

65,000

Accepted Bldg

103,400 **Total**

168,400

PERRY
Name: MILLER, JANET M

Valuation Report

12/28/2023

Page 474

Account: 473 Card: 1 of 1

Map/Lot: 012-023
Location: 97 JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/25/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.00			Land Total			22,050

Dwelling Description				Replacement Cost New	
Conventional	Two Story	805 Sqft	Grade C 100	Base	115,064
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,610
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1933	1960	Typical	Typical	Average	Typical	113,454
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	66%	100%	100%	74,880	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1933	891	C 100	19.138	Ava.	66%	100%	100%	12.631
One Storv Frame	1933	160	C 100	3.379	Ava.	66%	100%	100%	2.230
Outbuilding Total									14,861

Acpt Land 22,100 **Accepted Bldg** 89,700 **Total** 111,800

PERRY
Name: SMALL, SHEILA J

Valuation Report

12/28/2023
Page 475
015-029
LAKE RD

Account: 474 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Date 05/17/2022
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
1.00	Acres-Rear Land 2	450.00	450	100%		450
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
0.20	Acres-Rear Land 2	450.00	90	100%		90
Total Acres 2.20			Land Total			16,140

Accpt Land 16,100 **Accepted Bldg** 0 **Total** 16,100

PERRY
 Name: WEIR, SHARON (L/E)
 REGAN, LAURIE JEAN & WEIR, JOHN S
 Account: 475 Card: 1 of 1

Valuation Report

12/28/2023
 Page 476
 007-007
 143 LAMOND LN

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Gravel

Sale Data
 Sale Date 09/21/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Ocean	85,000.00	50,287	100%		50,287
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 0.35						Land Total 54,187

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	672 Sqft	Grade D 100	Base		84,872
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,612
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,306
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-827
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	76,127
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	62,424	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1975	336	D 100	5.819	Ava.	82%	100%	100%	4.772
Wood Deck	1975	68	D 100	651	Ava.	82%	100%	100%	534
Frame Shed	1975	160	E 100	1.205	Ava.	82%	100%	100%	988
Outbuilding Total									6,294

Acpt Land 54,200 **Accepted Bldg** 68,700 **Total** 122,900

PERRY
Name: MITCHELL, DANA E

Valuation Report

12/28/2023

Page 477

Map/Lot:

005-027

Location:

393 US RTE ONE

Account: 476 Card: 1 of 1

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 09/01/1987
Sale Price 4,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			26,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	616 Sqft	Grade C 100	Base	101,779
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,002
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1989	Typical	Typical	Average	Typical	103,777
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	65%	90%	100%	60,710	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1900	264	C 100	5.576	Ava.	65%	90%	100%	3.262
Encl Frame Porch	1900	48	C 100	1.246	Ava.	65%	90%	100%	729
Wood Deck	1900	216	C 100	1.978	Ava.	65%	90%	100%	1.157
2S Frame Garage	1995	768	C 100	24.010	Ava.	89%	100%	100%	21.369
Outbuilding Total									26,517

Acpt Land

26,000

Accepted Bldg

87,200 **Total**

113,200

Neighborhood 5	ROUTE 1	Sale Data	
Zoning/Use	Residential .	Sale Date	05/21/2015
Topography	Above Street	Sale Price	45,000
Utilities	Drilled WellSeptic System	Sale Type	Land Only
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
62.00	Acres-Rear Land 2	450.00	27,900	100%		27,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 63.00			Land Total			53,900

Dwelling Description				Replacement Cost New	
Conventional	One Story	800 Sqft	Grade C 100	Base	78,000
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,264
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,950
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-800
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	2016	Typical	Typical	Average	Typical	73,366	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		no electricity..		76%	100%	95%	52,691

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2017	80	E 100	796	V.G.	95%	100%	94%		714
Outbuilding Total										714

Acpt Land	53,900	Accepted Bldg	53,400	Total	107,300
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PERRY
Name: MITCHELL, PAUL

Valuation Report

12/28/2023

Page 479

Map/Lot:

016-044

Location:

12 DEVEREUX RD

Account: 478 Card: 1 of 1

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/20/2006
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			18,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,120 Sqft	Grade B 100	Base		113,525
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1970	0	Typical	Typical	Average	80%	100%	100%			113,525
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		80%	100%	100%			90,820	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1970	120	E 100	1.000	Fair	68%	100%	100%	680	
							Outbuilding Total		680	
Accpt Land		18,000		Accepted Bldg		91,500		Total	109,500	

PERRY
 Name: SELWOOD, RUSSELL A

Valuation Report

12/28/2023
 Page 480
 005-068
 EAST BAY LN

Account: 479 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/12/2011
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.57	Acres-Ocean ---	25,000.00	18,875	50%	View/Envir	9,437	
Total Acres 0.57			Land Total		9,437		
Acpt Land		9,400	Accepted Bldg		0	Total	9,400

PERRY
 Name: PEARSON, JAMES W JR
 PEARSON, TAMERA E

Valuation Report

12/28/2023

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Account: 480 Card: 1 of 1

Map/Lot: 009-005
 Location: 247 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 02/23/2012
 Sale Price 37,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000 100%		12,000
5.50	Acres-Rear Land 2	450.00	2,475 100%		2,475
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 6.50				Land Total	20,475

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	621 Sqft	Grade D 110	Base	89,669
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,219
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-841
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1980	Typical	Typical	Fair	Typical	88,230
Functional Obsolescence						Value(Rcnld)
None						41,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 Storv Fr	1890	608	D 110	15.751	Fair	50%	95%	100%	7,482
One Storv Frame	1890	66	D 110	1.257	Fair	50%	95%	100%	597
Outbuilding Total									8,079

Acpt Land

20,500

Accepted Bldg

50,000

Total

70,500

PERRY
Name: DUNN, WENDY M

Valuation Report

12/28/2023

Page 482

Map/Lot: 005-063

Account: 482 Card: 1 of 1

Location: 508 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/10/2020
Sale Price 174,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 PER REP DOCKET # 2018-055

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782
0.70	Acres-Rear Land 2	450.00	315	60%	View/Envir	189
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.70					Land Total	83,971

Dwelling Description

Replacement Cost New

Conventional	Two Story	900 Sqft	Grade B 100	Base	153,431
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,263
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Heavy			Insulation	1,125
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Average	Typical	171,569	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	149,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1989	900	B 100	23.760	Ava.	87%	100%	100%	20.671
Frame Garage	1989	900	B 100	24.114	Ava.	87%	100%	100%	20.979
2S Fr Bav Window	1989	36	B 100	3.039	Ava.	87%	100%	100%	2.644
Unfin Basement	1989	900	B 100	8.528	Ava.	87%	100%	100%	7.419
Outbuilding Total									51,713

Acpt Land

84,000

Accepted Bldg

201,000 **Total**

285,000

PERRY
 Name: MORRISON, TROY

Valuation Report

12/28/2023

Page 483

Map/Lot: 011-035

Account: 483 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850	
Total Acres 14.00			Land Total			16,650	
Acpt Land		16,700	Accepted Bldg		0	Total	16,700

PERRY
Name: MORRISON, GENEVA

Valuation Report

12/28/2023

Page 484

Account: 484 Card: 1 of 1

Map/Lot:
Location:

010-009
1313 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
45.00	Acres-Rear Land 2	450.00	20,250	100%		20,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 46.00			Land Total			46,250

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	0	2172	D 100	18.838	Poor	40%	100%	100%	7,535	
Outbuilding Total									7,535	
Accpt Land		46,300	Accepted Bldg		7,500	Total		53,800		

PERRY
Name: MORRISON, GERALD S

Valuation Report

12/28/2023

Page 485

Map/Lot: 010-047

Account: 485 Card: 1 of 1

Location: 31 MAYNARDS TRAILER PK RD

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Date 08/09/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Ocean	85,000.00	100,573	50%	Restrictio	50,287
Total Acres 1.40						Land Total 50,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1940	120	D 100	1.641	Poor	44%	100%	100%	722
Outbuilding Total									722

Acpt Land 50,300 **Accepted Bldg** 700 **Total** 51,000

PERRY
Name: MORRISON, GERALD S

Valuation Report

12/28/2023

Page 486

Account: 486 Card: 1 of 1

Map/Lot:
Location:

018-031-001
1022 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date 04/01/1993
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.48	Acres-Baselot (Fract)	20,000.00	13,856	100%	13,856	
Total Acres 0.48				Land Total	13,856	
Accpt Land		13,900	Accepted Bldg	0	Total	13,900

PERRY
 Name: MORRISON, GERALD S

Valuation Report

12/28/2023
 Page 487
 018-047-001
 61 SHORE RD

Account: 487 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD
 Zoning/Use Rural.....
 Topography Level
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/01/2018
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.20	Acres-Rear Land 2	450.00	90	100%		90
Total Acres 1.20			Land Total			20,090

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1900	1092	D 100	9.787	Fair	50%	100%	100%	4.894	
							Outbuilding Total		4,894	
Acpt Land		20,100	Accepted Bldg		4,900	Total		25,000		

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/07/2023
Sale Price 130,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
27.00	Acres-Rear Land 2	450.00	12,150	100%		12,150
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 28.00			Land Total			36,950

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	987 Sqft	Grade D 110	Base		116,153
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,781
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					0
Bedrooms	3	Add Fixtures	0			0
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,335
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1840	1975	Typical	Typical	Average				113,037
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			65%	100%	100%	73,474	

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1890	24	D 110	458	Avg.	65%	100%	100%	298
Stable w/Loft	1890	726	D 100	8.390	Fair	50%	100%	100%	4.195
Stable w/Loft	1890	1102	D 100	11.603	Fair	50%	100%	100%	5.802
Outbuilding Total									10,295

Acpt Land 37,000 **Accepted Bldg** 83,800 **Total** 120,800

PERRY
 Name: SERMERSHEIM, JOHN W
 SERMERSHEIM, KIM S

Valuation Report

12/28/2023

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Account: 489 Card: 1 of 1

Map/Lot:
 Location:

015-022+021-001
 1830 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 09/23/2003
 Sale Price 9,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 ADDS 21A IN 2007
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
31.03	Acres-Rear Land 2	450.00	13,964	100%		13,964	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 32.03			Land Total			39,964	
Accpt Land		40,000	Accepted Bldg		0	Total	40,000

PERRY
Name: MORRISON, HEATHER

Valuation Report

12/28/2023

Page 490

Map/Lot:

016-036

Account: 490 Card: 1 of 1

Location:

5 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 22 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000 100%		20,000
1.52	Acres-Rear Land 2	450.00	684 100%		684
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 2.52				Land Total	26,684

Dwelling Description

Replacement Cost New

Ranch	One Story	1,042 Sqft	Grade C 100	Base	88,479
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,050
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,000
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	91,429
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	73%	95%	100%	63,406	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Encl Frame Porch	1950	184	C 100	2.635	Ava.	73%	95%	100%	1.828
Wood Deck	1950	64	C 100	762	Ava.	73%	95%	100%	528
Encl Frame Porch	1950	184	C 100	2.635	Ava.	73%	95%	100%	1.828
Frame Garage	1950	624	C 100	14.602	Ava.	73%	95%	100%	10.126
Outbuilding Total									14,310

Acpt Land

26,700

Accepted Bldg

77,700

Total

104,400

PERRY
Name: MORRISON, GERALD

Valuation Report

12/28/2023
Page 491
007-012-001
54 GLEASON RD

Account: 491 Card: 1 of 2 Map/Lot: Location:

Neighborhood 18 GLEASON PT RD

Zoning/Use Shoreland.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
19.50	Acres-Rear Land 1	3,000.00	58,500	60%	View/Envir	35,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.50			Land Total			71,100

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,144 Sqft	Grade C 100	Base		145,322
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Wet 3/4 Bmt	Basement		-2,230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,288
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1985	Typical	Typical	Average	Typical	144,804
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	89,416	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1930	125	C 100	1.116	Ava.	65%	95%	100%	689
Open Frame Porch	1930	120	C 100	1.078	Ava.	65%	95%	100%	666
Frame Garage	1930	450	E 100	5.823	Poor	40%	100%	100%	2,329
Frame Shed	1930	252	E 100	1.675	Poor	40%	50%	100%	335
Outbuilding Total									4,019

Acpt Land 71,100 **Accepted Bldg** 93,400 **Total** 164,500

PERRY
Name: MORRISON, GERALD

Valuation Report

12/28/2023
Page 492
007-012-001
54 GLEASON RD

Account: 491 Card: 2 of 2 Map/Lot: Location:

Neighborhood 18 GLEASON PT RD

Zoning/Use Shoreland.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 1.00				Land Total		20,000

Commercial Description						
Occupancy Type	Service Garage..					
Class & Quality	Steel Frame Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 14'					
Heating/Cooling	Wall/Floor Furn					
Built	1985					
Remodeled	0					
Base Cost/Sqft	38.87					
Heat-Cool/Sqft	+	1.31				
Total	40.18					
Size Factor	X	1.403				
Adjusted Cost/Sqft	56.37					
Total Square Feet	X	1,800				
Replacement Cost	101,466					
Condition	Average					
% Good Physical	X	.67				
Functional	X	1.00				
Subtotal	67,982					
Economic Factor	X	1.00	Total Value			67,982

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1985	600	C 100	6.907	Ava.	86%	100%	100%	5.940	
Open Frame Porch	1985	600	C 100	4.788	Ava.	86%	100%	100%	4.118	
Outbuilding Total									10,058	

Acpt Land 20,000 **Accepted Bldg** 78,000 **Total** 98,000

PERRY
Name: MORRISON, GERALD

Valuation Report

12/28/2023
Page 493
007-012-001
54 GLEASON RD

Account: 491

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	71,100	93,400	164,500	71,100	93,400	164,500
2	20,000	78,000	98,000	20,000	78,000	98,000
TOTAL	91,100	171,400	262,500	91,100	171,400	262,500

Account: 492 Card: 1 of 1

Map/Lot: 015-024
Location: 1866 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.59	Acres-Rear Land 2	450.00	266	100%		266
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.59			Land Total			26,266

Dwelling Description				Replacement Cost New	
Conventional	One Story	736 Sqft	Grade D 110	Base	68,525
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-2,182
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-664
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1910	0	Typical	Typical	Poor	Typical	65,679	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	100%	100%	26,272

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1910	42	D 110	1.068	Poor	40%	100%	100%	427
Frame Garage	1910	400	C 100	10.796	Poor	40%	100%	100%	4,318
Outbuilding Total									4,745

Acpt Land	26,300	Accepted Bldg	31,000	Total	57,300
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PERRY
 Name: MORRISON, GRAY B

Valuation Report

12/28/2023

Page 495

Map/Lot:

016-005-001

Account: 493 Card: 1 of 1

Location:

1861 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.14	Acres-Rear Land 2	450.00	513	100%		513	
Total Acres 2.14			Land Total			18,513	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
 Name: MORRISON, GRAY B

Valuation Report

12/28/2023
 Page 496
 010-036-001
 SHORE RD

Account: 494 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	50,000.00	50,000	90%	Unimproved	45,000	
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000	
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300	
Total Acres 35.00			Land Total			71,300	
Acpt Land		71,300	Accepted Bldg		0	Total	71,300

PERRY
Name: MORRISON, GRAY B

Valuation Report

12/28/2023
Page 497
010-037-001
SHORE RD

Account: 495 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.50	Acres-Ocean	85,000.00	134,397	90%	Unimproved	120,957	
7.50	Acres-Rear Land 1	3,000.00	22,500	100%		22,500	
Total Acres 10.00			Land Total			143,457	
Acpt Land		143,500	Accepted Bldg		0	Total	143,500

PERRY
Name: SEELEY, PHYLLIS MORRISON

Valuation Report

12/28/2023

Page 498

Map/Lot:

012-024-001

Location:

29 JOHNSON RD

Account: 496 Card: 1 of 1

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/01/2020
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B 3830 P141 PHYLLIS MORRISON SEELEY
Reference 2 LE TO FRANK SEELEY
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 4 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	95%		11,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00					Land Total	17,400

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,014 Sqft	Grade D 100	Base	58,889
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-83
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,855
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Below Average	Typical	54,871
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			84%		100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Concrete Slab...	1994	130	D 100	533	Ava-	84%	100%	100%	448
Wood Deck	1994	98	D 100	848	Ava-	84%	100%	100%	712
2S Frame Garaae	1987	672	E 100	10.879	Fair	75%	100%	100%	8,159
Wood Deck	2011	280	D 100	2.042	Ava-	84%	100%	100%	1,715
Frame Shed	2014	180	D 100	2.144	Ava.	95%	100%	100%	2,037
Open Frame Porch	2014	126	D 100	922	Ava.	95%	100%	100%	876
Outbuilding Total									13,947

Acpt Land

17,400

Accepted Bldg

60,000 **Total**

77,400

PERRY
Name: MORRISON, GALE M

Valuation Report

12/28/2023
Page 499
010-013
US RTE ONE

Account: 497 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 11/01/2000
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
5.46	Acres-Rear Land 2	450.00	2,457	100%		2,457
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.46			Land Total			28,457

Outbuildings/Additions/Improvements							Percent Good	Value								
Description	Year	Units	Grade	RCN	Cond	Phy	Func Econ	Rcnld								
Frame Shed	1955			----	S	O	U	N	D	V	A	L	U	E	----	100
Outbuilding Total														100		
Accpt Land		28,500	Accepted Bldg		100	Total		28,600								

PERRY
 Name: SCOTT, LAUREN
 BORDEN, CHRISTOPHER
 Account: 498 Card: 1 of 1

Valuation Report

12/28/2023
 Page 500
 018-017
 GOLDING RD

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/02/2022
 Sale Price 47,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 7/22 32X30 2S HOUSE
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Misc (Fract)	12,000.00	12,812	100%		12,812
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.14			Land Total			18,812
Acpt Land		18,800	Accepted Bldg		0	Total
						18,800

PERRY
Name: MORRISON, GERALD S

Valuation Report

12/28/2023

Page 501

Map/Lot: 010-045

Account: 499 Card: 1 of 1

Location: 456 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/09/2019
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
17.00	Acres-Rear Land 2	450.00	7,650	100%		7,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 38.00			Land Total			83,650

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,280 Sqft	Grade C 100	Base		149,292
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		149,292
1958	0	Typical	Typical	Average			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	76%	100%	100%	113,462		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1958	80	C 100	1.593	Ava.	76%	100%	100%	1.211
Frame Shed	1958	1500	D 100	13.206	Ava.	76%	100%	100%	10.037
Frame Garage	1958	1440	D 100	23.342	Ava.	76%	100%	100%	17.740
Frame Shed	1958	720	E 100	4.066	Fair	62%	100%	100%	2.521
Frame Shed	1958	1200	D 100	10.692	Ava.	76%	100%	100%	8.126
Hanger	1958	1200	D 100	10.692	Ava.	76%	100%	100%	8.126
Frame Shed	1958	80	E 100	796	Poor	52%	100%	100%	414
Frame Shed	1958	96	E 100	878	Ava.	76%	100%	100%	667
Railroad Car/Box	1958	1	C 100	1.200	Ava.	76%	100%	100%	912
Outbuilding Total									49,754

Acpt Land 83,700 **Accepted Bldg** 163,200 **Total** 246,900

PERRY
 Name: MORRISON, GERALD S

Valuation Report

12/28/2023

Page 502

Map/Lot: 010-046

Account: 500 Card: 1 of 1

Location: 31 MAYNARDS TRAILER LN

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 08/09/2019
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	80,000.00	80,000	90%	Unimproved	72,000	
10.00	Acres-Rear Land 1	3,000.00	30,000	100%		30,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 11.00			Land Total			108,000	
Accpt Land		108,000	Accepted Bldg		0	Total	108,000

PERRY

Valuation Report

12/28/2023

Name: MORRISON, TROY

Page 503

MORRISON, SHANNON

Map/Lot:

007-015

Account: 501 Card: 1 of 1

Location:

84 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 0.62 Acres-Baselot (Fract) and 2.00 # -Lot Improvements.

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1987, 0 Typical, Typical, Good, Typical, 98,956.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 92%, 100%, 100%, 91,040.

Table with columns: Outbuildings/Additions/Improvements, Percent Good, Value Rcnld. Rows include Wood Deck, Frame Shed, Frame Garage.

Acpt Land 29,600 Accepted Bldg 112,600 Total 142,200

PERRY
 Name: WATSON, ANNA
 WATSON, GERALD

Valuation Report

12/28/2023
 Page 504
 015-031
 130 LAKE RD

Account: 502 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data
 Sale Date 07/01/2001
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Zoning/Use Residential .
 Topography Level
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.47	Acres-Misc (Fract)	12,000.00	8,227	90%	Unimproved	7,404	
Total Acres 0.47			Land Total		7,404		
Acpt Land		7,400	Accepted Bldg		0	Total	
						7,400	

PERRY
Name: SELWOOD, RUSSELL A

Valuation Report

12/28/2023
Page 505
005-066
EAST BAY LN

Account: 503 Card: 1 of 1
Map/Lot: Location:

Neighborhood 9 LEACH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 04/21/2016
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.57	Acres-Ocean ---	25,000.00	18,875 50%	View/Envir	9,437	
Total Acres 0.57			Land Total		9,437	
Acpt Land		9,400	Accepted Bldg	0	Total	9,400

PERRY
 Name: LEFEVRE, EUGENE B

Valuation Report

12/28/2023

Page 506

Map/Lot:

002-006

Location:

LINCOLN COVE RD

Account: 504 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/21/2020
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean/Cove	50,000.00	50,000	75%	Unimproved	37,500	
Total Acres 1.00			Land Total		37,500		
Acpt Land		37,500	Accepted Bldg		0	Total	37,500

PERRY
 Name: MURPHY, GLENDA W
 MURPHY, KENNETH J

Valuation Report

12/28/2023

Page 507

Account: 505 Card: 1 of 1

Map/Lot:
 Location:

006-004
 736 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/28/2014
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.44	Acres-Rear Land 2	450.00	1,098	100%		1,098
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.44						Land Total 27,098

Dwelling Description

Replacement Cost New

Conventional	One Story	400 Sqft	Grade D 110	Base	51,522
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,952
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-361
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Old Type	Old Type	Fair	Typical	47,910
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	89%	100%	21,320	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1920	180	D 110	3.430	Fair	50%	89%	100%	1.526
Open Frame Porch	1920	160	D 110	1.251	Fair	50%	89%	100%	557
Wood Deck	1920	72	D 110	745	Fair	50%	89%	100%	331
Stable w/Loft	1960	396	E 100	3.396	Poor	53%	100%	100%	1.800
Frame Shed	1960	242	E 100	1.624	Poor	53%	100%	100%	861
Frame Shed	1960	180	E 100	1.308	Poor	53%	100%	100%	693
Outbuilding Total									5,768

Acpt Land

27,100

Accepted Bldg

27,100

Total

54,200

PERRY
Name: GAUG, JASON

Valuation Report

12/28/2023

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Map/Lot: 011-009-019

Account: 506 Card: 1 of 1

Location: 41 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/01/2001
Sale Price 36,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.60	Acres-Rear Land 2	450.00	4,320	100%		4,320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.60					Land Total	22,320

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,008 Sqft	Grade C 100	Base		91,229
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-101
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		2,400
Heating	100% Floor/Wall	Cooling	0%	Heat		-1,593
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		4,772
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1982	2001	Typical	Typical	Below Average	Typical	96,707	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		80%	85%	100%	65,761

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1982	112	C 100	1.146	Ava-	80%	85%	100%		779
Outbuilding Total										779

Acpt Land 22,300 **Accepted Bldg** 66,500 **Total** 88,800

PERRY
 Name: HAMMOND, WILLIAM BRYAN
 HICKS-HAMMOND, REBECCA MAGEE
 Account: 508 Card: 1 of 1

Valuation Report

12/28/2023
 Page 509
 005-039
 443 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/25/2018
 Sale Price 288,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782
2.50	Acres-Rear Land 1	3,000.00	7,500	60%	View/Envir	4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50			Land Total			88,282

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,360 Sqft	Grade B 110	Base	218,207	
Exterior	Wood Siding	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	336 Sqft, Grade B	Basement Gar	None	Fin Bsmt	6,300	
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,123	
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	8,250	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Heavy			Insulation	1,403	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2003	0	Typical	Typical	Average	Typical		238,283
Functional Obsolescence							Value(Rcnld)
None		None		92%	100%	100%	219,220

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2003	192	B 110	5.576	Ava.	92%	100%	100%	5.130	
Wood Deck	2003	328	B 110	3.951	Ava.	92%	100%	100%	3.635	
Wood Deck	2003	85	B 110	1.278	Ava.	92%	100%	100%	1.176	
Frame Garage	2003	676	B 110	21.292	Ava.	92%	100%	100%	19.589	
Unfinished Attic	2003	676	B 110	2.770	Ava.	92%	100%	100%	2.548	
Unfin Basement	2003	192	B 110	4.912	Ava.	92%	100%	100%	4.519	
Frame Shed	2019	364	D 100	3.686	Ava.	95%	100%	100%	3.502	
Outbuilding Total									40,099	

Acpt Land 88,300 **Accepted Bldg** 259,300 **Total** 347,600

PERRY
 Name: JOHNSON,JOSEPH E II & LINDA R
 LIFE ESTATE

Valuation Report

12/28/2023

Page 510

Account: 509 Card: 1 of 1

Map/Lot:
 Location:

016-051
 2126 US ROUTE 1

Neighborhood 21 DEVEREUX RD
 Tree Growth 2012
 Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1 L/E JOHNSON ME COAST HERITAGE TRUST
 Reference 2 GARAGE EXTERIOR FINISH
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) 5 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	100%		120,208
6.00	Acres-Blueberry	1,500.00	9,000	100%		9,000
13.00	Acres-Softwood	135.00	1,667	100%		1,667
20.00	Acres-Mixed Wood	165.00	3,135	100%		3,135
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 41.00			Land Total			140,010

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	936 Sqft	Grade B 100	Base		155,851
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-117
						0
Foundation	Concrete Slab	Basement	None	Basement		-12,461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,773
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		878
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout		Total
Built 2006	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Phys. % 94%	Func. % 100%	Econ. % 100%	Value 141,378	
Functional Obsolescence		Economic Obsolescence		None	None	None	None	132,895	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2006	260	B 100	2.700	Ava.	94%	100%	100%	2.538
Frame Shed	2006	96	B 100	2.195	Ava.	94%	100%	100%	2.063
Open Frame Porch	2006	48	B 100	651	Ava.	94%	100%	100%	612
Frame Garage	2006	1440	B 100	35.582	Ava.	94%	100%	100%	33.447
Outbuilding Total									38,660

Acpt Land 140,000 **Accepted Bldg** 171,600 **Total** 311,600

PERRY
 Name: CROHN, FRANK T JR
 DAVIS, CAROLE LYNN
 Account: 510 Card: 1 of 1

Valuation Report

12/28/2023
 Page 511
 011-041+042
 SOUTH MEADOW RD

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 2008
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2018

Sale Data
 Sale Date 10/25/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
19.00	Acres-Softwood	135.00	2,437	100%		2,437	
45.00	Acres-Mixed Wood	165.00	7,054	100%		7,054	
39.00	Acres-Hardwood	130.00	4,817	100%		4,817	
36.00	Acres-Wasteland	120.00	4,320	100%		4,320	
Total Acres 139.00			Land Total		18,628		

Acpt Land 18,600 **Accepted Bldg** 0 **Total** 18,600

PERRY
 Name: FAIRPOINT COMMUNICATIONS

Valuation Report

12/28/2023
 Page 512
 005-048-001
 US RTE ONE

Account: 511 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Level
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 1.00			Land Total			18,000
Acpt Land		18,000	Accepted Bldg		0	Total
						18,000

PERRY
Name: NEWCOMB, DEBORAH

Valuation Report

12/28/2023

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Account: 512 Card: 1 of 1

Map/Lot: 009-008-001
Location: 338 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			18,900

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,011 Sqft	Grade B 100	Base	108,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	264 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,960
Heating	100% Electric	Cooling	0% None	Heat	-2,843
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	632
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	110,283
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	90,432	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	144	B 100	1.752	Ava.	82%	100%	100%	1,437
Frame Shed	1975	130	E 100	1.052	Ava.	82%	100%	100%	863
Outbuilding Total									2,300

Acpt Land 18,900 **Accepted Bldg** 92,700 **Total** 111,600

Account: 513 Card: 1 of 1

Map/Lot: 009-008-002
Location: 280 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellCesspool
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			18,180

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	416 Sqft	Grade C 100	Base		84,126
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	84,126
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	95%	100%	58,341	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1950	208	C 100	4.393	Ava.	3.047
Unfin Basement	1950	208	C 100	3.646	Ava.	2.529
Wood Deck	2010	651	C 100	5.458	Ava.	3.785
Frame Shed	1950	375	E 100	2.304	Ava-	1.567
Frame Shed	1950	120	E 100	1.000	Ava-	680
Outbuilding Total						11,608

Acpt Land 18,200 **Accepted Bldg** 69,900 **Total** 88,100

PERRY
 Name: NEWCOMB, EUGENE
 NEWCOMB, LINDA

Valuation Report

12/28/2023
 Page 515
 006-049
 44 MAHAR LN

Account: 514 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 14 MAHAR LN

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.00			Land Total			28,700

Dwelling Description				Replacement Cost New		
Conventional	Two Story	960 Sqft	Grade C 110	Base		143,163
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,400
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	153,063
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						123,981

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1973	487	C 110	6.305	Ava.	5.107
Frame Garage	1973	504	C 110	13.819	Ava.	11.193
Patio	1973	863	C 110	7.669	Ava.	6.212
Frame Shed	1973	320	D 100	3.317	Ava.	2.687
Outbuilding Total						25,199

Acpt Land 28,700 **Accepted Bldg** 149,200 **Total** 177,900

PERRY
 Name: NEWCOMB, GREGORY S
 NEWCOMB, LOUISE

Valuation Report

12/28/2023

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Account: 515 Card: 1 of 1

Map/Lot: 009-011
 Location: 368 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
8.00	Acres-Rear Land 2	450.00	3,600	100%		3,600
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.00						Land Total 21,600

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade B 100	Base		110,466
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	736 Sqft, Grade B	Basement Gar	None	Fin Bsmt		13,800
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,885
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		650
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	134,301
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	110,127	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1989	676	B 100	17.846	Ava.	82%	100%	100%	14.634	
Unfin Basement	1989	676	B 100	7.242	Ava.	82%	100%	100%	5.938	
Wood Deck	1989	80	B 100	1.112	Ava.	82%	100%	100%	912	
Bulkhead	1975	48	B 100	1.558	Ava.	82%	100%	100%	1.278	
Wood Deck	1989	280	B 100	3.112	Ava.	82%	100%	100%	2.552	
Wood Deck	1975	80	B 100	1.112	Ava.	82%	100%	100%	912	
2S Frame Garaae	1980	1107	B 100	39.949	Ava.	84%	100%	100%	33.557	
Stable w/Loft	1988	1024	C 110	14.670	Ava.	87%	100%	100%	12.763	
Frame Shed	1975	48	D 100	1.038	Ava.	82%	100%	100%	851	
Frame Shed	1989	120	E 100	1.000	Ava.	87%	100%	100%	870	
Outbuilding Total									74,267	

Acpt Land	21,600	Accepted Bldg	184,400	Total	206,000
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PERRY
 Name: NEWCOMB, WILLIAM B

Valuation Report

12/28/2023

Page 517

Map/Lot: 009-008-001-001

Account: 516 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
Total Acres 10.00			Land Total			14,850
Acpt Land		14,900	Accepted Bldg		0	Total
						14,900

PERRY
 Name: NEWCOMB, WILLIAM B

Valuation Report

12/28/2023

Page 518

Map/Lot: 009-006

Account: 517 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 09/16/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.21	Acres-Rear Land 2	450.00	95	100%	95
Total Acres 0.21			Land Total		95

Acpt Land 100 **Accepted Bldg** 0 **Total** 100

PERRY
 Name: NEWCOMB, WILLIAM B

Valuation Report

12/28/2023

Page 519

Map/Lot: 009-009

Account: 518 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 09/16/2010
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
17.00	Acres-Rear Land 2	450.00	7,650	100%		7,650	
Total Acres 18.00			Land Total			18,450	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
 Name: NEWCOMB, WILLIAM B
 NEWCOMB, ANABEL

Valuation Report

12/28/2023

Page 520

Account: 520 Card: 1 of 2

Map/Lot: 009-001+008
 Location: 308 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2031

Sale Data
 Sale Date 09/16/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2021 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Misc (Fract)	12,000.00	16,971	100%		16,971
57.00	Acres-Rear Land 2	450.00	25,650	100%		25,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
99.00	Acres-Softwood	135.00	12,697	100%		12,697
233.00	Acres-Mixed Wood	165.00	36,523	100%		36,523
247.00	Acres-Hardwood	130.00	30,505	100%		30,505
Total Acres 638.00			Land Total			128,346

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,216 Sqft	Grade B 110	Base	203,904
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-167
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	105% Hot Water BB	Cooling	0% None	Heat	5,578
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	16,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Modern	Modern	Good	Typical	227,487
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	216,113	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 3/4 Storv Fr	2015	400	B 110	16.494	Good	Phy 95%	Func 100%	Econ 100%	15.669
Unfin Basement	2015	400	B 110	6.225	Good	95%	100%	100%	5.914
2S Frame Garaae	2015	900	B 110	37.269	Good	95%	100%	100%	35.406
Finished Attic	2015	900	B 110	14.232	Good	95%	100%	100%	13.520
Open Frame Porch	2015	560	B 110	6.159	Good	95%	100%	100%	5.851
Outbuilding Total									76,360

Acpt Land 128,300 **Accepted Bldg** 292,500 **Total** 420,800

PERRY
 Name: NEWCOMB, WILLIAM B
 NEWCOMB, ANABEL

Valuation Report

12/28/2023
 Page 521
 009-001+008
 SO MEADOW RD

Account: 520 Card: 2 of 2

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2002

Sale Data
 Sale Date 09/16/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
Frame Shed	2007	1650	B 200	44.095	V.G.	94%	100%	100%	41.449
Frame Shed	1940	600	E 100	3.454	Poor	44%	50%	100%	760
Frame Shed	1940	600	E 100	3.454	Poor	44%	50%	100%	760
Frame Shed	1940	1800	E 100	9.586	Poor	44%	50%	100%	2.109
Frame Shed	1940	160	E 100	1.205	Poor	44%	100%	100%	530
Frame Shed	2007	768	A 200	25.872	V.G.	94%	100%	100%	24.320
Frame Shed	2007	96	E 100	878	Ava.	94%	100%	100%	825
Frame Shed	2012	288	C 100	3.718	Ava.	95%	100%	100%	3.532
Frame Shed	2007	1200	C 100	13.039	Ava.	94%	100%	100%	12.257
Outbuilding Total									86,542
Acpt Land			0	Accepted Bldg			86,500	Total	86,500

PERRY
Name: NEWCOMB, WILLIAM B
NEWCOMB, ANABEL
Account: 520

Valuation Report

Map/Lot:
Location:

12/28/2023
Page 522
009-001+008
SO MEADOW RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	128,300	292,500	420,800	128,300	292,500	420,800
2	0	86,500	86,500	0	86,500	86,500
TOTAL	128,300	379,000	507,300	128,300	379,000	507,300

PERRY
 Name: POTTLE, THOMAS R
 POTTLE, JOYCE M

Valuation Report

12/28/2023

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Map/Lot:

008-025

Account: 521 Card: 1 of 1

Location:

SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None
 TG RECERT YEAR 2018

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2020 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
14.00	Acres-Softwood	135.00	1,796	100%		1,796	
56.00	Acres-Mixed Wood	165.00	8,778	100%		8,778	
32.00	Acres-Hardwood	130.00	3,952	100%		3,952	
Total Acres 102.00			Land Total		14,526		
Acpt Land		14,500	Accepted Bldg		0	Total	
						14,500	

PERRY
 Name: NEWCOMB, RANDY S
 NEWCOMB, TRUDY L

Valuation Report

12/28/2023

Page 524

Account: 522 Card: 1 of 1

Map/Lot: 009-007
 Location: 279 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00						Land Total 20,250

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	662 Sqft	Grade C 100	Base		100,686
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	Typical	Typical	Average	Typical	100,686
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	65,446	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1890	130	C 100	2.746	Ava.	65%	100%	100%	1.785
Unfin Basement	1890	130	C 100	3.288	Ava.	65%	100%	100%	2.137
Two Storv Frame	1996	768	C 110	26.408	Ava.	90%	100%	100%	23.767
Wood Deck	1996	136	C 100	1.338	Ava.	65%	100%	100%	870
2S Frame Garaae	1993	1500	C 110	45.292	Ava.	89%	100%	100%	40.310
Frame Shed	1993	600	C 100	6.907	Ava.	89%	100%	100%	6.147
Outbuilding Total									75,016

Acpt Land 20,300 **Accepted Bldg** 140,500 **Total** 160,800

PERRY
 Name: ALTVATER, MARGARET CATHERINE

Valuation Report

12/28/2023

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Map/Lot:

004-036

Location:

59 INDIAN RD

Account: 523 Card: 1 of 1

Neighborhood 17 ROUTE 190

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/10/2018
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.30	Acres-Rear Land 2	450.00	585	100%		585
Total Acres 2.30			Land Total			20,585

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1980	14X66	C 100	24.926	Ava.	40%	100%	100%	9.970
Wood Deck	1980	80	C 100	890	Ava.	84%	100%	100%	748
Outbuilding Total									10,718
Acpt Land		20,600	Accepted Bldg		10,700	Total		31,300	

PERRY
 Name: NIXON, GARY P
 NIXON, JOYCE A

Valuation Report

12/28/2023

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Account: 524 Card: 1 of 1

Map/Lot:
 Location:

013-046
 21 BERGER FARM RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.28	Acres-Ocean	85,000.00	153,942	100%		153,942
3.70	Acres-Rear Land 1	3,000.00	11,100	100%		11,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.98						Land Total 171,042

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,440 Sqft	Grade C 100	Base		161,876
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-1,264
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	2	Plumbing		8,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Average	Typical	173,612
Functional Obsolescence						
None	Economic Obsolescence			Phys. %	Func. %	Econ. %
	None			76%	100%	100%
						Value(Rcnld)
						131,945

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1960	128	C 100	1.139	Ava.	866
Open Frame Porch	1960	736	C 100	5.839	Ava.	4,438
Encl Frame Porch	1960	160	C 100	2.390	Ava.	1,816
Frame Garage	1960	720	B 100	20.291	Ava.	15,421
Frame Garage	1960	320	C 100	9.437	Ava.	7,172
Frame Shed	1960	192	D 100	2.244	Ava.	1,705
Frame Shed	1960	96	D 100	1.440	Ava.	1,094
Outbuilding Total						32,512

Acpt Land	171,000	Accepted Bldg	164,500	Total	335,500
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PERRY
 Name: GREENLAW, BRIAN R
 GREENLAW, BENJAMIN J & BRAD N
 Account: 526 Card: 1 of 7

Valuation Report

12/28/2023
 Page 527
 001-001
 373 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellNone
 Street Gravel

Reference 1
 Reference 2 ORIGINAL FARM HOUSE
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Ocean	85,000.00	208,207	100%		208,207
7.34	Acres-Ocean	85,000.00	230,286	100%		230,286
11.48	Acres-Open Space/Ocean	80,000.00	271,057	55%	Restrictio	149,081
9.46	Acres-Open Space/Ocean	55,000.00	169,164	55%	Restrictio	93,040
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
6.00	# -Lot Improvements	3,000.00	18,000	100%		18,000
Total Acres 34.28			Land Total			700,414

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,131 Sqft	Grade D 110	Base		126,573
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-3,986
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-3,434
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,530
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1793	1960	Old Type	Old Type	Average	Typical	117,623	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Fire Damage		None		65%	85%	100%	64,987

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1793	312	D 110	2.311	Ava.	65%	85%	100%	1.277
Wood Deck	1793	80	D 110	803	Ava.	65%	85%	100%	444
Encl Frame Porch	1793	171	D 110	2.257	Ava.	65%	85%	100%	1.247
Wood Deck	1793	32	D 110	457	Ava.	65%	85%	100%	252
Outbuilding Total									3,220

Acpt Land 700,400 **Accepted Bldg** 68,200 **Total** 768,600

PERRY

Valuation Report

12/28/2023

Name: GREENLAW, BRIAN R

Page 528

GREENLAW, BENJAMIN J & BRAD N

Map/Lot:

001-001

Account: 526 Card: 2 of 7

Location:

381 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Reference 1
Reference 2 1921 LOG CABIN
Tran/Land/Bldg 0 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Table with columns: Dwelling Description, Replacement Cost New. Rows include Post & Bean/Log, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total. Rows include Built 1921, Renovated 0, Kitchens Old Type, Baths Old Type, Condition Below Average, Layout Typical, Total 54,467.

Table with columns: Outbuildings/Additions/Improvements, Value(Rcnld). Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 0 Accepted Bldg 27,700 Total 27,700

PERRY

Valuation Report

12/28/2023

Name: GREENLAW, BRIAN R

Page 529

GREENLAW, BENJAMIN J & BRAD N

Map/Lot:

001-001

Account: 526 Card: 3 of 7

Location:

391 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2 SUNRISE
Tran/Land/Bldg 0 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total. Rows include Built 1998, Renovated 0, Kitchens Typical, Baths Typical, Condition Average, Layout Typical, Total 49,901.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, no electricity.., 91%, 100%, 81%, 36,782.

Table with columns: Outbuildings/Additions/Improvements, Total. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld, Open Frame Porch, 1998, 248, D 100, 1.695, Ava., 91%, 100%, 81%, 1,249.

Acpt Land 0 Accepted Bldg 38,000 Total 38,000

PERRY

Valuation Report

12/28/2023

Name: GREENLAW, BRIAN R

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GREENLAW, BENJAMIN J & BRAD N

Map/Lot:

001-001

Account: 526 Card: 4 of 7

Location: 11 &12 SHEEP PASTURE LN

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellNone
Street Gravel

Reference 1
Reference 2 SEAWALL & GARAGE
Tran/Land/Bldg 0 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Table with columns: Dwelling Description, Replacement Cost New. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total. Rows include Built 2000, Renovated 0, Kitchens Old Type, Baths Old Type, Condition Average, Layout Typical, Total 43,241.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Open Frame Porch, Wood Deck, Frame Garage, Unfinished Attic, Frame Shed, Frame Shed, Outbuilding Total 14,921.

Acpt Land 0 Accepted Bldg 44,900 Total 44,900

PERRY

Valuation Report

12/28/2023

Name: GREENLAW, BRIAN R

Page 531

GREENLAW, BENJAMIN J & BRAD N

Map/Lot:

001-001

Account: 526 Card: 5 of 7

Location:

32 SHEEP PASTURE LN

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2 SUNSET COVE
Tran/Land/Bldg 0 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total. Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 0 Accepted Bldg 56,000 Total 56,000

PERRY

Valuation Report

12/28/2023

Name: GREENLAW, BRIAN R

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GREENLAW, BENJAMIN J & BRAD N

Map/Lot:

001-001

Account: 526 Card: 6 of 7

Location:

52 SHEEP PASTURE LN

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2 BAYVIEW CAMP
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Dwelling Condition, Total. Rows include Built, Renovated, Kitchens, Baths, Condition, Layout, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 0 Accepted Bldg 45,000 Total 45,000

PERRY
 Name: GREENLAW, BRIAN R
 GREENLAW, BENJAMIN J & BRAD N
 Account: 526 Card: 7 of 7

Valuation Report

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 Page 533
 001-001
 373 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellNone
 Street Gravel

Reference 1
 Reference 2 THE COOP
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	396 Sqft	Grade D 100	Base	46,654
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-32
					0
					0
Foundation	Piers	Basement	None	Basement	-3,897
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-513
Rooms	3				
Bedrooms	2	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			42,212
2016	0	Typical	Typical	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		95%	100%	95%				38,096
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2016	132	D 100	1.071	Ava.	95%	100%	95%		966
							Outbuilding Total			966
Acpt Land			0 Accepted Bldg			39,100		Total		39,100

PERRY
Name: GREENLAW, BRIAN R
GREENLAW, BENJAMIN J & BRAD N
Account: 526

Valuation Report

12/28/2023
Page 534
001-001
373 BIRCH PT RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	700,400	68,200	768,600	700,400	68,200	768,600
2	0	27,700	27,700	0	27,700	27,700
3	0	38,000	38,000	0	38,000	38,000
4	0	44,900	44,900	0	44,900	44,900
5	0	56,000	56,000	0	56,000	56,000
6	0	45,000	45,000	0	45,000	45,000
7	0	39,100	39,100	0	39,100	39,100
TOTAL	700,400	318,900	1,019,300	700,400	318,900	1,019,300

PERRY
 Name: MCCRANIE, PHILIP LEE
 MCCRANIE, KATIE DESANTIS
 Account: 527 Card: 1 of 1

Valuation Report

12/28/2023
 Page 535
 Map/Lot: 013-050-003&004
 Location: GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 06/30/2020
 Sale Price 92,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.73	Acres-Ocean	85,000.00	140,443	50%	Unimproved	70,222	
Total Acres 2.73			Land Total		70,222		
Accpt Land		70,200	Accepted Bldg		0	Total	70,200

PERRY
Name: ASANTE, NANCY O

Valuation Report

12/28/2023

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Map/Lot: 006-013

Account: 528 Card: 1 of 1

Location: 16 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
43.00	Acres-Rear Land 2	450.00	19,350	100%		19,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 44.00			Land Total			37,350

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base		100,395
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement		-3,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	90% Forced Warm	Cooling	0% None	Heat		-314
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1888	1973	Typical	Typical	Good	Typical	105,663
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	95%	100%	85,323	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1888	144	C 100	3.041	Good	85%	95%	100%	2.456	
Wood Deck	1888	187	C 100	1.746	Good	85%	95%	100%	1.410	
Wood Deck	1888	88	C 100	954	Good	85%	95%	100%	770	
Frame Garaae	1973	1440	C 100	28.466	Good	85%	95%	100%	22.986	
Frame Garaae	1973	710	C 100	16.063	Good	85%	95%	100%	12.971	
Outbuilding Total									40,593	

Acpt Land 37,400 **Accepted Bldg** 125,900 **Total** 163,300

Account: 529 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 2008
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel
TG RECERT YEAR 2008

Reference 1 MAIN HOUSE AND LOT
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Lake	80,000.00	113,137	100%		113,137
31.00	Acres-Softwood	135.00	3,976	100%		3,976
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
4.50	Acres-Rear Land 2	450.00	2,025	100%		2,025
Total Acres 37.50			Land Total			123,638

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,034 Sqft	Grade D 110	Base		122,898
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement		-2,575
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,947
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,412
Attic	None			Attic		0
FirePlaces	2			Fireplace		7,667
Insulation	Minimal			Insulation		-1,865
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1914	0	Typical	Typical	Average	65%	95%	100%	128,590	
Functional Obsolescence		Economic Obsolescence							
None		None						79,404	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1914	896	B 100	23.655	Ava.	65%	100%	100%	15,376
Encl Frame Porch	1914	336	D 110	3.779	Ava.	65%	95%	100%	2,333
Wood Deck	1914	308	D 110	2.448	Ava.	65%	95%	100%	1,511
Frame Garage	1914	392	D 110	9.615	Ava.	65%	95%	100%	5,938
Encl Frame Porch	1914	244	D 110	2.930	Ava.	65%	95%	100%	1,809
Wood Deck	1914	150	D 110	1.308	Ava.	65%	95%	100%	808
Outbuilding Total									27,775

Acpt Land	123,600	Accepted Bldg	107,200	Total	230,800
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PERRY
 Name: MCGARVEY, MARGARET
 ASANTE, NANCY O

Valuation Report

12/28/2023

Page 538

Account: 530 Card: 1 of 1

Map/Lot:
 Location:

014-008
 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 2008
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95.00	Acres-Softwood	135.00	12,184	100%		12,184
100.00	Acres-Mixed Wood	165.00	15,675	100%		15,675
55.00	Acres-Wasteland	120.00	6,600	100%		6,600
Total Acres 250.00			Land Total			34,459
Accpt Land		34,500	Accepted Bldg		0	Total
						34,500

PERRY
 Name: COATS, GREGORY
 COATS, HOLLY

Valuation Report

12/28/2023
 Page 539
 008-009
 US RTE ONE

Account: 531 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Level
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/10/2019
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
Total Acres 1.00			Land Total		18,000		
Acpt Land		18,000	Accepted Bldg		0	Total	18,000

PERRY
Name: DAVIS, DANIEL D SR

Valuation Report

12/28/2023

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Map/Lot:

008-010

Location:

3 LITTLE EGYPT RD

Account: 532 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Paved

Sale Data
Sale Date 04/01/1999
Sale Price 3,500
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%	Unimproved	12,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10						Land Total 18,045

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,200 Sqft	Grade C 100	Base		105,060
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	75% Radiant Floor	Cooling	0% None	Heat		450
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		600
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Typical	Typical	Below Average	Typical	106,110	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		87%	70%	100%	64,621

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2002	168	C 100	1.594	Ava-	87%	70%	100%		971
Outbuilding Total										971

Acpt Land 18,000 **Accepted Bldg** 65,600 **Total** 83,600

PERRY
 Name: ALLEN,JACK B & GAIL P
 LIFE ESTATE

Valuation Report

12/28/2023
 Page 541
 010-040
 27 ALLEN LN

Account: 534 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 06/01/1994
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Ocean	85,000.00	60,104 100%		60,104
1.40	Acres-Rear Land 1	3,000.00	4,200 100%		4,200
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 1.90				Land Total	70,304

Dwelling Description

Replacement Cost New

Conventional	One Story	952 Sqft	Grade D 110	Base	77,897
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,357
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Average	Typical	73,560	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	65,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1995	200	D 110	1.669	Ava.	89%	100%	100%		1,485
Outbuilding Total										1,485

Acpt Land

70,300

Accepted Bldg

67,000

Total

137,300

PERRY
 Name: CARTER, FORREST LIFE ESTATE
 C/O JUANITA CARTER
 Account: 535 Card: 1 of 1

Valuation Report

12/28/2023
 Page 542
 008-016
 235 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/30/2017
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
57.25	Acres-Rear Land 2	450.00	25,763	100%		25,763
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 58.25						Land Total 43,763

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 110	Base	92,520
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,531
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	528
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Average	Typical	94,579
Functional Obsolescence						Value(Rcnd)
None		None		89%	100%	84,175

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1994	224	D 110	4.267	Ava.	89%	100%	100%	3.798
Encl Frame Porch	1994	144	D 100	1.826	Ava.	89%	100%	100%	1.625
Frame Garage	1994	704	C 100	15.961	Ava.	89%	85%	100%	12.074
Stable w/Loft	1994	320	E 100	3.000	Fair	78%	100%	100%	2.340
Frame Shed	1994	320	E 100	2.022	Fair	78%	100%	100%	1.577
Frame Shed	1994	320	E 100	2.022	Fair	78%	100%	100%	1.577
Frame Shed	1993	384	E 100	2.350	Fair	78%	50%	100%	916
Outbuilding Total									23,907

Acpt Land 43,800 **Accepted Bldg** 108,100 **Total** 151,900

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 543

Map/Lot:

006-040

Account: 536 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
15.00	Acres-Rear Land 1	3,000.00	45,000	100%		45,000	
Total Acres 15.00				Land Total		45,000	
Accpt Land		45,000	Accepted Bldg	0	Total	45,000	

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
Page 544
004-033-001
COUNTY RD

Account: 537 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 17 ROUTE 190

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Rear Land 1	3,000.00	18,000	60%	Unimproved	10,800	
Total Acres 6.00					Land Total	10,800	
Acpt Land		10,800	Accepted Bldg		0	Total	
						10,800	

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 545

Map/Lot:

004-033

Account: 538 Card: 1 of 1

Location:

COUNTY RD

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
2.00	Acres-Ocean	85,000.00	120,208 90%	Unimproved		108,187	
Total Acres 2.00				Land Total		108,187	
Acpt Land		108,200	Accepted Bldg	0	Total	108,200	

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 546
 004-028
 COUNTY RD

Account: 539 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug Well
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782	
8.00	Acres-Rear Land 1	3,000.00	24,000	60%	View/Envir	14,400	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 10.00			Land Total		93,982		
Accpt Land		94,000	Accepted Bldg		0	Total	
						94,000	

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 547
 008-002
 US RTE ONE

Account: 540 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.00			Land Total			26,900	
Accpt Land		26,900	Accepted Bldg		0	Total	26,900

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 548
 008-001
 US RTE ONE

Account: 541 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.50	Acres-Ocean ---	25,000.00	39,528	90%	Unimproved	35,576	
14.50	Acres-Rear Land 2	450.00	6,525	100%		6,525	
8.00	# -Lot Improvements	3,000.00	24,000	100%		24,000	
Total Acres 17.00			Land Total		66,101		
Acpt Land		66,100	Accepted Bldg		0	Total	
						66,100	

Account: 542 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	30,000.00	42,426	100%		42,426
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
164.00	Acres-Rear Land 3(>100)	300.00	49,200	100%		49,200
4.00	Acres-Class 1 Rds	2,200.00	8,800	100%		8,800
Total Acres 270.00			Land Total			145,426

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2004	108	B 100	2.349	Ava.	93%	100%	100%	2.185	
C-L Fencina /LF	2004	140	B 100	3.500	Ava.	93%	100%	100%	3.255	
24''' Tower /L	2004	200	B 100	42.618	Ava.	93%	100%	100%	39.635	
						Outbuilding Total			45,075	
Acpt Land		145,400	Accepted Bldg		45,100	Total		190,500		

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 550
 008-003
 US RTE ONE

Account: 543 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.00			Land Total			28,800
Acpt Land		28,800	Accepted Bldg		0	Total
						28,800

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 551

Map/Lot:

006-020

Account: 544 Card: 1 of 1

Location:

GOLDING RD OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
80.00	Acres-Rear Land 2	450.00	36,000	100%	36,000	
Total Acres 80.00				Land Total	36,000	
Acpt Land		36,000	Accepted Bldg	0	Total	36,000

PERRY
Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 552

Map/Lot: 008-023

Account: 545 Card: 1 of 1

Location: LITTLE EGYPT RD OFF

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%	45,000	
2.00	Acres-Rear Land 3(>100)	300.00	600	100%	600	
Total Acres 102.00			Land Total		45,600	
Acpt Land		45,600	Accepted Bldg		0	Total
						45,600

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 553

Account: 546 Card: 1 of 1

Map/Lot:
 Location:

004-001
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
206.00	Acres-Rear Land 3(>100)	300.00	61,800	100%		61,800	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000	
Total Acres 308.00			Land Total		160,800		
Acpt Land		160,800	Accepted Bldg		0	Total	
						160,800	

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 554

Map/Lot:

009-010

Account: 547 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
54.00	Acres-Rear Land 3(>100)	300.00	16,200	100%		16,200	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 155.00			Land Total		79,200		
Acpt Land		79,200	Accepted Bldg		0	Total	
						79,200	

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 555
 008-018+019
 US RTE ONE

Account: 548 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
103.00	Acres-Rear Land 3(>100)	300.00	30,900	100%		30,900	
Total Acres 203.00			Land Total			75,900	
Acpt Land		75,900	Accepted Bldg		0	Total	75,900

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 556

Map/Lot: 014-004

Account: 549 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550	
Total Acres 20.00			Land Total			26,550	
Acpt Land		26,600	Accepted Bldg		0	Total	26,600

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

Page 557

Map/Lot:

009-035

Account: 550 Card: 1 of 1

Location:

62 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
2.00	# -Lot Improvements	3,000.00	6,000	60%		3,600	
40.00	Acres-Rear Land 2	450.00	18,000	100%		18,000	
Total Acres 42.00			Land Total		51,600		
Accpt Land		51,600	Accepted Bldg		0	Total	
						51,600	

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 558
 018-002
 US RTE ONE

Account: 552 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.60	Acres-Rear Land 2	450.00	1,170	100%		1,170	
1.00	Sites-Mobile Home Site	5,000.00	5,000	100%		5,000	
Total Acres 3.60			Land Total			26,170	
Accpt Land		26,200	Accepted Bldg		0	Total	26,200

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 559
 006-010
 US RTE ONE

Account: 553 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.30	Acres-Rear Land 2	450.00	1,035	100%		1,035	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.30			Land Total			27,035	
Accpt Land		27,000	Accepted Bldg		0	Total	27,000

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 560
 006-030
 US RTE ONE

Account: 554 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00			Land Total			27,800
Accpt Land		27,800	Accepted Bldg		0	Total
						27,800

PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023
 Page 561
 006-050
 US RTE ONE

Account: 555 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 7.00			Land Total			28,700	
Accpt Land		28,700	Accepted Bldg		0	Total	28,700

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
7.40	Acres-Rear Land 2	450.00	3,330	100%		3,330
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.40			Land Total			29,330

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	2,156 Sqft	Grade D 100	Base		182,494
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-4,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Forced Warm	Cooling	0% None	Heat		-3,858
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,652
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Obsolete	Obsolete	Poor	Typical	171,059
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		40%	9%	100%
						6,158

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
One Storv Frame	1850	424	D 100	7.343	Poor	40%	9%	100%		264
Outbuilding Total										264

Acpt Land	29,300	Accepted Bldg	6,400	Total	35,700
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PERRY
 Name: PASSAMAQUODDY WATER DISTRICT

Valuation Report

12/28/2023

Page 563

Map/Lot: 006-017

Account: 557 Card: 1 of 1

Location: 182 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Commercial
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 49 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Lake	80,000.00	149,666	30%		44,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.50			Land Total			50,900

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
8" Steel Pipe/L	1989			----	SOUND	VALUE	----		399.000
Commercial Prop.	1989			----	SOUND	VALUE	----		950.000
Outbuilding Total									1,349,000
Acpt Land		50,900	Accepted Bldg		1,349,000	Total			1,399,900

PERRY
 Name: SPEARIN, RONALD ALBERT III
 SPEARIN, MARY A

Valuation Report

12/28/2023

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Account: 558 Card: 1 of 1

Map/Lot:
 Location:

008-020+021
 LITTLE EGYPT RD

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 11/30/2010
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
60.37	Acres-Rear Land 2	450.00	27,167	100%		27,167	
Total Acres 61.37					Land Total	37,967	
Acpt Land		38,000	Accepted Bldg		0	Total	38,000

PERRY
 Name: MAINE COAST HERITAGE

Valuation Report

12/28/2023
 Page 565
 001-005
 BIRCH PT RD

Account: 560 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 10/20/2014
 Sale Price 180,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Exempt Property

Reference 1
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Ocean	85,000.00	190,066	5%	Restrictio	9,503
5.00	Acres-Ocean/Cove	50,000.00	111,803	5%	Restrictio	5,590
30.00	Acres-Rear Land 1	3,000.00	90,000	5%	Restrictio	4,500
Total Acres 40.00			Land Total			19,593
Accpt Land		19,600	Accepted Bldg		0	Total
						19,600

PERRY
Name: EVANS, JOHN W

Valuation Report

12/28/2023
Page 566

Account: 561 Card: 1 of 1

Map/Lot: 001-003-001-005
Location: 44 COBSCOOK DR

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date 01/17/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean	85,000.00	104,103	100%		104,103
8.96	Acres-Rear Land 1	3,000.00	26,880	100%	Excess Frt	26,880
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.46						Land Total 136,983

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	333 Sqft	Grade C 100	Base		77,374
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,996
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-921
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		292
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	72,749	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		no electricity..		94%	100%	86%	58,468

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	2006	80	C 100	1.690	Ava.	1.359
Open Frame Porch	2006	222	C 100	1.866	Ava.	1.500
One Storv Frame	2006	168	C 100	3.548	Ava.	2.851
Frame Shed	2006	144	C 100	2.247	Ava.	1.806
Outbuilding Total						7,516

Acpt Land 137,000 **Accepted Bldg** 66,000 **Total** 203,000

PERRY
 Name: PATTERSON, AUDREY H
 TRUSTEE AUPAT TRUST OF 1986
 Account: 562 Card: 1 of 1

Valuation Report

12/28/2023
 Page 567
 016-049
 159 DEVEREUX RD

Map/Lot:
 Location:

Neighborhood 21 DEVEREUX RD
 Tree Growth 1987
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel
 TG RECERT YEAR 2018

Sale Data
 Sale Date 01/01/1987
 Sale Price 280,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2 audreypattersonon610@yahoo.com
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	100%		120,208
91.00	Acres-Softwood	135.00	11,671	100%		11,671
2.00	Acres-Class 2 Rds	1,200.00	2,400	100%		2,400
30.00	Acres-Blueberry	1,500.00	45,000	100%		45,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 125.00			Land Total			185,279

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,551 Sqft	Grade B 100	Base	219,223
Exterior	Stucco	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,126
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	30,000
Attic	Floor & Stairs			Attic	2,564
FirePlaces	1			Fireplace	6,250
Insulation	None			Insulation	-3,878
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		227,385
1912	1950	Typical	Typical	Good			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		193,277
None	None	85%	100%	100%			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1912	297	B 100	3.058	Good	85%	100%	100%	2.599
Encl Frame Porch	1912	42	B 100	1.480	Good	85%	100%	100%	1.258
Wood Deck	1912	576	B 100	6.072	Good	85%	100%	100%	5.161
Frame Garage	1912	748	B 100	20.886	Good	85%	100%	100%	17.753
Frame Shed	1912	240	B 100	4.035	Good	85%	100%	100%	3.430
Tennis Court	1912	7200	C 100	20.160	Ava.	65%	100%	100%	13.104
Vert. Tank /00Gal	1950	7	D 100	1.643	Ava-	68%	100%	100%	1.117
Outbuilding Total									44,422

Acpt Land 185,300 **Accepted Bldg** 237,700 **Total** 423,000

PERRY
Name: KINNEY, TERRY L

Valuation Report

12/28/2023

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Account: 563 Card: 1 of 1

Map/Lot: 016-043-001
Location: 32 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/01/1994
Sale Price 34,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			18,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 110	Base		92,520
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,531
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1980	2003	Typical	Typical	Average	Typical		94,051
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	79,003

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1980	145	C 110	3.368	Ava.	84%	100%	100%	2,829	
Bulkhead	1980	25	C 110	1.111	Ava.	84%	100%	100%	933	
Outbuilding Total									3,762	

Acpt Land 18,000 **Accepted Bldg** 82,800 **Total** 100,800

PERRY
 Name: MERRILL, PENNY A
 MERRILL, ZACHARY E
 Account: 565 Card: 1 of 1

Valuation Report

12/28/2023
 Page 569
 013-020
 1753 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Tree Growth 1999
 Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 TG RECERT YEAR 2021

Sale Data
 Sale Date 05/24/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2011 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350	
30.00	Acres-Softwood	135.00	3,848	100%		3,848	
15.00	Acres-Mixed Wood	165.00	2,351	100%		2,351	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 49.00			Land Total			33,549	

Accpt Land 33,500 **Accepted Bldg** 0 **Total** 33,500

PERRY
 Name: PATTERSON, ROBERT
 PATTERSON, JENNIFER
 Account: 566 Card: 1 of 1

Valuation Report

12/28/2023
 Page 570
 Map/Lot: 013-017
 Location: SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00			Land Total			18,450	
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
 Name: PATTERSON, JENNIFER J

Valuation Report

12/28/2023
 Page 571
 013-020-001
 851 SHORE RD

Account: 567 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/23/2018
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.10			Land Total			24,845

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1997	480	C 100	12.155	Ava.	90%	100%	100%	10,940	
Outbuilding Total									10,940	
Acpt Land		24,800	Accepted Bldg		10,900	Total		35,700		

PERRY
Name: PATTERSON, ROBERT

Valuation Report

12/28/2023

Page 572

Map/Lot:

018-031

Location:

1014 US RTE ONE

Account: 568 Card: 1 of 1

Neighborhood 5 ROUTE 1

Sale Data
Sale Date 08/01/1987
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Zoning/Use Commercial
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Baselot (Fract)	30,000.00	60,000	100%		60,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			66,000

Commercial Description

Occupancy Type	Restaurant.....	
Class & Quality	Frame.....Avg.	
# Dwelling Units	0	
Exterior	Wood Siding	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	Forced Warm Air	
Built	1958	
Remodeled	1995	
Base Cost/Sqft		60.23
Heat-Cool/Sqft	+	3.10
Total		63.33
Size Factor	X	1.176
Adjusted Cost/Sqft		74.48
Total Square Feet	X	1,923
Replacement Cost		143,225
Condition	Very Good	
% Good Physical	X	.80
Functional	X	1.00
Subtotal		114,580
Economic Factor	X 1.00	
Total Value		114,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Walk-In Cooler	1990	154	C 100	9.812	Good	93%	100%	100%	9,125
Outbuilding Total									9,125

Acpt Land 66,000 **Accepted Bldg** 123,700 **Total** 189,700

PERRY
 Name: STEVENS, SONYA FAY PATTERSON
 STEVENS, TRENT ALLEN
 Account: 569 Card: 1 of 1

Valuation Report

12/28/2023
 Page 573
 013-020-003
 8 PATTERSON LN

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 01/07/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
7.35	Acres-Rear Land 2	450.00	3,308	100%		3,308
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.35					Land Total	29,308

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	103,502
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,263
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	504
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	98,999	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		94%	70%	100%	65,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1971	672	E 100	3.822	Poor	58%	50%	100%		1.108
Frame Shed	1991	192	E 100	1.368	Poor	67%	100%	100%		917
Outbuilding Total										2,025

Acpt Land

29,300

Accepted Bldg

67,200

Total

96,500

PERRY
 Name: PEABODY, STEPHEN KEITH

Valuation Report

12/28/2023
 Page 574
 013-018
 US RTE ONE

Account: 570 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
0.95	Acres-Baselot (Fract)	20,000.00	19,494 90%	Unimproved		17,544
Total Acres 0.95			Land Total			17,544
Acpt Land		17,500	Accepted Bldg		0	Total
						17,500

PERRY
Name: PERRY FARMERS UNION

Valuation Report

12/28/2023

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Map/Lot:

018-028

Account: 571 Card: 1 of 1

Location:

966 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 6

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	30,000.00	21,213	100%		21,213
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			27,213

Commercial Description

Occupancy Type	Convenience....				
Class & Quality	Frame.....Avg.				
# Dwelling Units	0				
Exterior	Wood Siding				
Stories & Height	1 STORY @ 10'				
Heating/Cooling	Forced Warm Air				
Built	1957				
Remodeled	0				
Base Cost/Sqft			35.33		
Heat-Cool/Sqft	+		3.10		
Total			38.43		
Size Factor	X		1.009		
Adjusted Cost/Sqft			38.78		
Total Square Feet	X		4,000		
Replacement Cost			155,120		
Condition	Very Good				
% Good Physical	X		.80		
Functional	X		1.00		
Subtotal			124,096		
Economic Factor	X	1.00		Total Value	124,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Walk-In Cooler	1957	64	C 100	7.292	Ava-	70%	100%	100%	5.104
One Storv Frame	1957	576	C 100	12.165	Ava.	75%	100%	100%	9.124
Outbuilding Total									14,228

Accpt Land 27,200 **Accepted Bldg** 138,300 **Total** 165,500

PERRY
 Name: PETERSON,ROBERT & VIRGINIA L
 INGALLS, KENNETH ROBERT
 Account: 572 Card: 1 of 1

Valuation Report

12/28/2023
 Page 576
 Map/Lot: 017-007
 Location: 2 RAYE LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Gravel

Sale Data
 Sale Date 10/01/1988
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Lake	80,000.00	97,980	100%		97,980
1.40	Acres-Rear Land 2	450.00	630	100%		630
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 2.90						Land Total 103,110

Dwelling Description				Replacement Cost New		
Conventional	Two Story	513 Sqft	Grade D 100	Base		76,494
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-5,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,889
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-841
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1950	0	Typical	Typical	Average				68,716
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	73%	100%	100%	50,163			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1950	190	D 100	3.291	Ava.	73%	100%	100%	2.402
One Storv Frame	1950	359	D 100	6.217	Ava.	73%	100%	100%	4.538
Wood Deck	1950	566	D 100	3.918	Ava.	73%	100%	100%	2.860
Frame Shed	1950	160	D 100	1.976	Ava.	73%	100%	100%	1.442
Frame Shed	1950	336	D 100	3.451	Ava.	73%	100%	100%	2.519
Outbuilding Total									13,761

Acpt Land 103,100 **Accepted Bldg** 63,900 **Total** 167,000

PERRY
Name: RICKER, DARLINGTON JR

Valuation Report

12/28/2023
Page 577
018-019
GOLDING RD

Account: 573 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value		
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
1.25	Acres-Rear Land 2	450.00	563	100%		563	
Total Acres 2.25			Land Total			11,363	
Acpt Land		11,400	Accepted Bldg		0	Total	11,400

PERRY
Name: MCLEAN, LORENA V

Valuation Report

12/28/2023
Page 578
015-003
441 LAKE RD

Account: 574 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/08/2021
Sale Price 48,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 28X32 HOUSE, 5X60FP INC
Tran/Land/Bldg 3 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	30,000.00	21,213	100%		21,213
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			27,213

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	896 Sqft	Grade C 110	Base		133,619
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		-8,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,336
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
2022	0	Modern	Modern	Average	Typical		129,013		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		95%	70%	100%	85,794		
Outbuildings/Additions/Improvements							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Rcnld
Frame Shed	2022								800
----- S O U N D V A L U E -----							800		
Outbuilding Total							800		
Accpt Land		27,200		Accepted Bldg		86,600		Total	
							113,800		

PERRY
Name: KNOWLTON, JOHN

Valuation Report

12/28/2023

Page 579

Map/Lot:

005-007

Location:

303 US RTE ONE

Account: 575 Card: 1 of 1

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Date 06/13/2006
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 1	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			32,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1942	952	C 100	20.174	Ava.	70%	100%	100%	14,122
Outbuilding Total									14,122

Accpt Land

32,000

Accepted Bldg

14,100

Total

46,100

PERRY
Name: SKRILETZ, ANN F

Valuation Report

12/28/2023

Page 580

Map/Lot:

005-026

Location:

385 US ROUTE 1

Account: 576 Card: 1 of 2

Neighborhood 5 ROUTE 1
Tree Growth 2008
Zoning/Use Residential . & Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved
TG RECERT YEAR 2028

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2018 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 1	3,000.00	6,000	60%	View/Envir	3,600
20.00	Acres-Softwood	135.00	2,565	100%		2,565
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 23.00			Land Total			27,165

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	400 Sqft	Grade D 110	Base		74,707
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp 1/4 Bmt	Basement		-1,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-998
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-5,412
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	66,637
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	84%	80%	100%	44,780	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	376	D 110	2.939	Ava.	84%	80%	100%	1,975
Encl Frame Porch	1980	72	D 110	1.345	Ava.	84%	80%	100%	904
Outbuilding Total									2,879

Acpt Land 27,200 **Accepted Bldg** 47,700 **Total** 74,900

PERRY
Name: SKRILETZ, ANN F

Valuation Report

12/28/2023

Page 581

Map/Lot:

005-026

Location:

40 BAYSIDE PL

Account: 576 Card: 2 of 2

Neighborhood 5 ROUTE 1
Tree Growth 2008
Zoning/Use Residential . & Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved
TG RECERT YEAR 2023

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0
X Coordinate 2023 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			36,000

Dwelling Description				Replacement Cost New		
Contemporary	Two Story	1,204 Sqft	Grade B 100	Base		197,229
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,756
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2004	0	Typical	Typical	Average	Typical		204,973
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		93%	85%	100%	162,031

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2004	697	B 100	7.282	Ava.	93%	85%	100%	5.756
Open Frame Porch	2004	160	B 100	1.734	Ava.	93%	85%	100%	1.371
Frame Garage	2004	480	B 100	15.194	Ava.	93%	85%	100%	12.010
Frame Shed	2004	112	B 100	2.400	Ava.	93%	85%	100%	1.897
Open Frame Porch	2004	252	B 100	2.622	Ava.	93%	85%	100%	2.072
Open Frame Porch	2004	252	B 100	2.622	Ava.	93%	85%	100%	2.072
Outbuilding Total									25,178

Acpt Land 36,000 **Accepted Bldg** 187,200 **Total** 223,200

PERRY
Name: SKRILETZ, ANN F

Valuation Report

12/28/2023
Page 582
005-026
40 BAYSIDE PL

Account: 576

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	27,200	47,700	74,900	27,200	47,700	74,900
2	36,000	187,200	223,200	36,000	187,200	223,200
TOTAL	63,200	234,900	298,100	63,200	234,900	298,100

PERRY
Name: BOONE, DAVID

Valuation Report

12/28/2023

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BOONE, MARY ELLEN
Account: 577 Card: 1 of 1

Map/Lot: 013-030-001
Location: 685 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 04/01/2014
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40					Land Total	26,180

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 100	Base	147,755
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-108
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,741
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	945
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Average	Typical	158,833	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	138,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1992	288	C 100	2.554	Ava.	88%	100%	100%	2.248
Frame Garage	2015	1350	B 100	33.670	Good	95%	85%	100%	27.188
Encl Frame Porch	2016	360	B 100	5.542	Ava.	95%	85%	100%	4.475
Patio	2016	112	C 100	1.340	Ava.	95%	100%	100%	1.273
Outbuilding Total									35,184

Acpt Land

26,200

Accepted Bldg

173,400 **Total**

199,600

PERRY
 Name: POLITIS, GEORGE
 POLITIS, RHEA

Valuation Report

12/28/2023

Page 584

Account: 578 Card: 1 of 1

Map/Lot:
 Location:

011-022
 26 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Lake	80,000.00	56,569	100%		56,569
5.50	Acres-Rear Land 2	450.00	2,475	100%		2,475
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00						Land Total 65,044

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base		103,974
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-1,592
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-2,593
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		578
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	100,367
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	86,316	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Bulkhead	1985	30	C 100	1.062	Ava.	913
Wood Deck	1985	330	C 100	2.890	Ava.	2,485
Encl Frame Porch	1985	198	C 100	2.779	Ava.	2,390
Wood Deck	1985	128	D 100	1.045	Ava.	899
Wood Deck	1985	56	E 100	349	Ava-	283
Outbuilding Total						6,970

Acpt Land 65,000 **Accepted Bldg** 93,300 **Total** 158,300

PERRY
 Name: BRADSHAW, CHIREEN MICHELLE
 BRADSHAW, JONATHON BRUCE
 Account: 579 Card: 1 of 1

Valuation Report

12/28/2023
 Page 585
 003-021
 163 LEACH PT RD

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 09/13/2018
 Sale Price 295,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2 HOUSE UNDER CONSTRUCTION
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Ocean -	75,000.00	56,624	100%		56,624
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57			Land Total			62,624

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,240 Sqft	Grade B 100	Base		188,942
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,356
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	197,798
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						181,974

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2003	432	B 100	4.632	Ava.	92%	100%	100%	4.261
2S Frame Garae	2003	896	B 100	33.764	Ava.	92%	100%	100%	31.063
Finished Attic	2003	896	B 100	12.905	Ava.	92%	100%	100%	11.873
One Storv Frame	2003	315	B 100	8.316	Ava.	92%	100%	100%	7.651
Wood Deck	2003	120	B 100	1.512	Ava.	92%	100%	100%	1.391
Outbuilding Total									56,239

Acpt Land 62,600 **Accepted Bldg** 238,200 **Total** 300,800

PERRY
 Name: BRADSHAW, CHIREEN MICHELLE
 BRADSHAW, JONATHON BRUCE

Valuation Report

12/28/2023

Page 586

Account: 580 Card: 1 of 1

Map/Lot:
 Location:

003-020
 LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 11/13/2018
 Sale Price 295,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.57	Acres-Ocean -	75,000.00	56,624	100%	56,624	
Total Acres 0.57			Land Total		56,624	

Dwelling Description				Replacement Cost New		
Post & Bean/Log	One Story	441 Sqft	Grade SC100	Base	40,394	
Exterior	Wood Siding	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Wood Post/Rock	Basement	None	Basement	-3,929	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-460	
Rooms	1					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing	-3,960	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	None			Insulation	-291	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Obsolete	Obsolete	Average	Typical	31,754
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	90%	100%
						Value(Rcnld)
						22,291

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1965	147	SC100	849	Ava.	596
Percent Good						Value Rcnld
						596
Outbuilding Total						596

Acpt Land 56,600 **Accepted Bldg** 22,900 **Total** 79,500

PERRY
 Name: MCCRANIE, PHILIP LEE
 MCRAINIE, KATIE DESANTIS
 Account: 581 Card: 1 of 1

Valuation Report

12/28/2023
 Page 587
 013-050-005
 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 06/30/2020
 Sale Price 92,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.40	Acres-Ocean	85,000.00	100,573	50%	Unimproved	50,287	
Total Acres 1.40			Land Total		50,287		
Acpt Land		50,300	Accepted Bldg		0	Total	50,300

PERRY
 Name: DUBOIS, MICHELLE L

Valuation Report

12/28/2023

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Map/Lot:

009-038

Location:

US RTE 1

Account: 582 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 12/01/2021
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
46.32	Acres-Rear Land 2	450.00	20,844	100%		20,844	
Total Acres 47.32			Land Total		38,844		
Acpt Land		38,800	Accepted Bldg		0	Total	38,800

PERRY
 Name: SAMIAO, FERNANDO
 DOMINGUES, MARIA E

Valuation Report

12/28/2023

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Account: 583 Card: 1 of 1

Map/Lot:
 Location:

010-011
 1261 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Date 07/22/2021
 Sale Price 36,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
Total Acres 10.00			Land Total			22,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2022	100	B 100	2.246	Ava.	95%	100%	100%	2,134
						Outbuilding Total			2,134

Acpt Land

22,100

Accepted Bldg

2,100

Total

24,200

PERRY
Name: POTTLE, BASIL

Valuation Report

12/28/2023
Page 590
010-034-002
357 SHORE RD

Account: 584 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.86	Acres-Ocean	85,000.00	78,826 90%	Unimproved	70,943	
2.15	Acres-Rear Land 1	3,000.00	6,450 100%		6,450	
Total Acres 3.01			Land Total		77,393	
Acpt Land		77,400	Accepted Bldg		0	Total 77,400

PERRY
 Name: DOUGHERTY, DALE R
 DOUGHERTY, CAROL G

Valuation Report

12/28/2023
 Page 591
 010-032
 20 BAMAR LN

Account: 585 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/17/2021
 Sale Price 275,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
1.80	Acres-Rear Land 4	1,000.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.80			Land Total			57,800

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,248 Sqft	Grade B 100	Base		134,792
Exterior	Wood Siding	Masonry Trim	378Sqft	Trim		1,418
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1248 Sqft, Grade C	Basement Gar	None	Fin Bsmt		20,592
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,262
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		780
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Average	Typical	164,844
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	133,524	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1SFr Overhano	1972	96	B 100	2.535	Ava.	2.053
Bulkhead	1972	35	B 100	1.391	Ava.	1.127
One Storv Frame	1972	322	B 100	8.501	Ava.	3.443
2S Frame Garaae	1972	1250	B 100	44.140	Ava.	28.602
Wood Deck	1972	64	B 100	952	Ava.	771
Outbuilding Total						35,996

Acpt Land 57,800 **Accepted Bldg** 169,500 **Total** 227,300

PERRY
Name: NICHOLAS, EDWARD J

Valuation Report

12/28/2023

Page 592

Map/Lot: 006-046

Account: 586 Card: 1 of 1

Location: 109 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

Zoning/Use Residential .
Topography Level
Utilities All PublicSeptic System
Street Semi-Improved

Sale Date 09/24/2020
Sale Price 63,900
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50					Land Total	18,225

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	625 Sqft	Grade C 100	Base	99,144
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-63
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Typical	Typical	Average	Typical	99,081
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	70,348	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1947	90	C 100	1.901	Ava.	71%	100%	100%	1.350
Wood Deck	1947	40	C 100	570	Ava.	71%	100%	100%	405
Wood Deck	1947	48	C 100	634	Ava.	71%	100%	100%	450
Outbuilding Total									2,205

Acpt Land 18,200 **Accepted Bldg** 72,600 **Total** 90,800

PERRY
 Name: FELMEY, RALPH RUSSELL

Valuation Report

12/28/2023

Page 593

Map/Lot: 018-004

Account: 587 Card: 1 of 1

Location: 20 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Date 08/11/2018
 Sale Price 11,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Misc (Fract)	12,000.00	8,980	100%		8,980
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.56			Land Total			13,780

Accpt Land 13,800 **Accepted Bldg** 0 **Total** 13,800

PERRY
 Name: POTTLE, BARRY E
 POTTLE, SUZANNE L
 Account: 588 Card: 1 of 1

Valuation Report

12/28/2023
 Page 594
 010-034-003
 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/26/2007
 Sale Price 40,800
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Ocean	85,000.00	78,826	100%		78,826
2.15	Acres-Rear Land 1	3,000.00	6,450	100%		6,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.01			Land Total			91,276

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1987	80	D 100	1.306	Ava.	86%	100%	100%	1.123
Frame Shed	2010	120	C 100	2.001	Ava.	95%	100%	100%	1.901
Concrete Slab...	2010	960	C 100	4.800	Ava.	95%	100%	100%	4.560
Concrete Slab...	2010	960	C 100	4.800	Ava.	95%	100%	100%	4.560
Outbuilding Total									12,144
Acpt Land		91,300	Accepted Bldg		12,100	Total			103,400

PERRY
 Name: POTTLE, DOUGLAS M
 POTTLE, ANITA G

Valuation Report

12/28/2023
 Page 595
 010-029
 351 SHORE RD

Account: 589 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
0.23	Acres-Rear Land 1	3,000.00	690	100%		690
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.23					Land Total	86,690

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	640 Sqft	Grade C 100	Base		100,340
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement		-2,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	2007	Typical	Typical	Average	Typical	98,276	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	63,879

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1900	345	C 100	7.286	Ava.	65%	100%	100%	4.736
Unfin Basement	1900	345	C 100	4.275	Ava.	65%	100%	100%	2.779
One Storv Frame	2007	300	C 100	6.336	Ava.	65%	100%	100%	4.118
Unfin Basement	2007	300	C 100	4.068	Ava.	65%	100%	100%	2.644
Wood Deck	2007	378	C 100	3.274	Ava.	65%	100%	100%	2.128
Frame Shed	1971	519	D 100	4.985	Ava.	80%	100%	100%	3.988
Outbuilding Total									20,393

Acpt Land 86,700 **Accepted Bldg** 84,300 **Total** 171,000

PERRY
Name: POTTLE, DAVID

Valuation Report

12/28/2023

Page 596

Map/Lot:

010-033

Account: 590 Card: 1 of 1

Location:

7 BAMAR LN

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 3 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
34.46	Acres-Rear Land 4	1,000.00	34,460	100%		34,460
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 35.46			Land Total			90,460

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	0	768	D 100	13.979	Fair	50%	100%	100%	6.990
Frame Shed	0	512	D 100	4.927	Fair	50%	100%	100%	2.464
						Outbuilding Total			9,454
Acpt Land		90,500	Accepted Bldg		9,500	Total		100,000	

PERRY
 Name: SHANNON, JUDITH
 SHANNON, JILL & WILLARD

Valuation Report

12/28/2023

Page 597

Account: 591 Card: 1 of 1

Map/Lot:
 Location:

010-034
 373 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 08/06/2021
 Sale Price 67,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%	Unimproved	85,000
2.00	Acres-Rear Land 1	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			97,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
.....	2019	12X32	B 100	14.262	Ava.	95%	100%	100%	13,549
Encl Frame Porch	2022	96	C 100	1.736	Ava.	95%	100%	100%	1,649
Wood Deck	2022	110	C 100	1.130	Ava.	95%	100%	100%	1,074
Outbuilding Total									16,272

Acpt Land 97,000 **Accepted Bldg** 16,300 **Total** 113,300

PERRY
 Name: MEALEY, PATRICK M
 MEALEY, JACKSON JOYCE
 Account: 592 Card: 1 of 1

Valuation Report

12/28/2023
 Page 598
 Map/Lot: 017-008+008-001
 Location: 9 LUPINE WAY

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 04/01/1996
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 mealjack@pwless.net
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
7.27	Acres-Rear Land 2	450.00	3,272	100%		3,272
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.27						Land Total 39,272

Dwelling Description				Replacement Cost New		
Conventional	Two Story	830 Sqft	Grade C 100	Base		119,427
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-2,558
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	95% Forced Warm	Cooling	0% None	Heat		-242
Rooms	9					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,660
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1923	Typical	Typical	Average	Typical	114,967
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	74,729	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1900	288	C 100	3.718	Ava.	65%	100%	100%	2.417
Frame Garage	1900	476	D 100	9.911	Ava-	60%	100%	100%	5.947
Outbuilding Total									8,364

Acpt Land 39,300 **Accepted Bldg** 83,100 **Total** 122,400

PERRY
 Name: EARLEY, CHARLES

Valuation Report

12/28/2023

Page 599

Map/Lot:

018-025

Location:

35 SOUTH MEADOW RD

Account: 594 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/01/2001
 Sale Price 8,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Misc (Fract)	12,000.00	6,997	100%		6,997
Total Acres 0.34			Land Total			6,997

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	800	C 100	17.592	Ava.	80%	100%	100%	14,074
Outbuilding Total									14,074
Acpt Land		7,000	Accepted Bldg		14,100	Total		21,100	

PERRY
Name: SMITH, ELIZABETH IRENE

Valuation Report

12/28/2023

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Map/Lot: 018-027

Account: 595 Card: 1 of 1

Location: 21 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Below Street
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/16/2018
Sale Price 125,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Misc (Fract)	12,000.00	7,299	100%		7,299
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.37					Land Total	12,099

Dwelling Description				Replacement Cost New		
Conventional	Two Story	882 Sqft	Grade C 100	Base		123,715
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,764
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,764
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Old Type	Old Type	Average	Typical	124,187
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	94%	100%	75,878	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1890	280	C 100	2.490	Ava.	Phy	Func	Econ	1.521
2S Frame Garaae	1890	768	C 110	26.411	Ava.	65%	94%	100%	17.167
Finished Attic	1890	768	C 110	10.441	Ava.	65%	100%	100%	6.787
Outbuilding Total									25,475

Acpt Land 12,100 **Accepted Bldg** 101,400 **Total** 113,500

PERRY
Name: POTTLE, THOMAS R

Valuation Report

12/28/2023

Page 601

Map/Lot:

010-018

Location:

263 SHORE RD

Account: 596 Card: 1 of 1

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Sale Date 03/01/2002
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean	85,000.00	170,000	100%		170,000
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
2.04	Acres-Rear Land 2	450.00	918	100%		918
Total Acres 26.04			Land Total			235,718

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	884 Sqft	Grade C 100	Base	118,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Typical	Typical	Below Average	Typical	122,147
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
						Value(Rcnld)
						84,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	954	30	C 100	1.082	Ava-	Phy 69%	Func 100%	Econ 100%	747
Open Frame Porch	1954	16	C 100	274	Ava-	69%	100%	100%	189
Outbuilding Total									936

Acpt Land

235,700

Accepted Bldg

85,200 **Total**

320,900

PERRY
 Name: CRAIG, TERESA M

Valuation Report

12/28/2023

Page 602

Map/Lot:

010-019

Location:

SHORE RD

Account: 597 Card: 1 of 1

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 03/01/2003
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	90%	Unimproved	45,000
42.00	Acres-Rear Land 4	1,000.00	42,000	100%		42,000
Total Acres 43.00			Land Total			87,000

Acpt Land 87,000 **Accepted Bldg** 0 **Total** 87,000

PERRY
 Name: POTTLE, SANDRA

Valuation Report

12/28/2023

Page 603

Map/Lot: 012-001

Account: 598 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1989
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2023

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2023 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
44.00	Acres-Softwood	135.00	5,643	100%		5,643	
12.00	Acres-Mixed Wood	165.00	1,881	100%		1,881	
8.00	Acres-Hardwood	130.00	988	100%		988	
12.00	Acres-Wasteland	120.00	1,440	100%		1,440	
Total Acres 76.00			Land Total		9,952		
Acpt Land		10,000	Accepted Bldg		0	Total	
						10,000	

PERRY
 Name: POTTLE, SANDRA

Valuation Report

12/28/2023

Page 604

Map/Lot: 011-038

Account: 600 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2023

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2023 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
18.00	Acres-Mixed Wood	165.00	2,822	100%		2,822	
32.00	Acres-Hardwood	130.00	3,952	100%		3,952	
0.00	Acres-Wasteland	130.00	988	100%		0	
Total Acres 50.00			Land Total		6,774		
Accpt Land		6,800	Accepted Bldg		0	Total	
						6,800	

PERRY
 Name: POTTLE, SANDRA

Valuation Report

12/28/2023

Page 605

Map/Lot: 014-026

Account: 601 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2023

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2023 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
90.00	Acres-Softwood	135.00	11,543	100%		11,543	
36.00	Acres-Mixed Wood	165.00	5,643	100%		5,643	
34.00	Acres-Wasteland	120.00	4,080	100%		4,080	
Total Acres 160.00			Land Total		21,266		
Accpt Land		21,300	Accepted Bldg		0	Total	
						21,300	

PERRY
 Name: POTTLE, ANDREW J
 POTTLE, DEBORAH A
 Account: 602 Card: 1 of 1

Valuation Report

12/28/2023
 Page 606
 008-027
 506 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 05/13/2014
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 majpottle@yahoo.com
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%	Unimproved	12,000
3.60	Acres-Rear Land 2	450.00	1,620	100%		1,620
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 4.60						Land Total 18,420

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,120 Sqft	Grade B 100	Base		174,303
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,045
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,050
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		
2015	0	Typical	Typical	Average			190,898
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	181,353

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2015	100	B 100	1.312	Ava.	95%	100%	100%	1.246	
Wood Deck	2015	180	B 100	2.112	Ava.	95%	100%	100%	2.006	
Open Frame Porch	2015	90	B 100	1.058	Ava.	95%	100%	100%	1.005	
Frame Garage	2015	784	B 100	21.650	Ava.	95%	100%	100%	20.568	
Unfinished Attic	2015	784	B 100	2.720	Ava.	95%	100%	100%	2.584	
Carport/Canopy	2020	240	B 100	2.525	Ava.	95%	100%	100%	2.399	
Outbuilding Total									29,808	

Acpt Land 18,400 **Accepted Bldg** 211,200 **Total** 229,600

PERRY
 Name: MANGINI, CHARLES

Valuation Report

12/28/2023

Page 607

Map/Lot:

009-020

Account: 603 Card: 1 of 1

Location:

312 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Misc (Fract)	12,000.00	4,948	100%		4,948
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.17			Land Total			9,748
Accpt Land		9,700	Accepted Bldg		0	Total
						9,700

PERRY
Name: POTTLE, SANDRA

Valuation Report

12/28/2023
Page 608

Account: 604 Card: 1 of 2 Map/Lot: 009-015+008-026
Location: 507 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 1990
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2023

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2023 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Misc (Fract)	12,000.00	16,971	100%		16,971
69.00	Acres-Rear Land 2	450.00	31,050	100%		31,050
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200
315.00	Acres-Softwood	135.00	40,399	100%		40,399
33.00	Acres-Mixed Wood	165.00	5,173	100%		5,173
35.00	Acres-Wasteland	120.00	4,200	100%		4,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 455.00			Land Total			104,993

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base		132,625
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-95
						0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement		-950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,412
Rooms	7					
Bedrooms	5	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,400
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Average	Typical	138,392
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	78%	100%	100%	107,946	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1965	373	C 110	3.557	Ava.	78%	100%	100%	2.774
Encl Frame Porch	1965	120	C 110	2.179	Ava.	78%	100%	100%	1.700
Frame Shed	1965	8970	D 100	75.807	Fair	65%	50%	100%	24.638
Encl Frame Porch	2012	200	C 110	3.079	Ava.	78%	100%	100%	2.402
Wood Deck	2012	80	C 110	979	Ava.	78%	100%	100%	764
Outbuilding Total									32,278

Acpt Land 105,000 **Accepted Bldg** 140,200 **Total** 245,200

PERRY
 Name: POTTLE, SANDRA

Valuation Report

12/28/2023

Page 609

Map/Lot: 009-015+008-026

Account: 604 Card: 2 of 2

Location: 507 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2023

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2023 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
20.00	Acres-Hardwood	130.00	2,470	100%		2,470	
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200	
Total Acres 21.00			Land Total			3,670	
Accpt Land		3,700	Accepted Bldg		0	Total	3,700

PERRY
Name: POTTLE, SANDRA

Valuation Report

12/28/2023

Page 610

Map/Lot:

009-015+008-026

Location:

507 SOUTH MEADOW RD

Account: 604

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	105,000	140,200	245,200	105,000	140,200	245,200
2	3,700	0	3,700	3,700	0	3,700
TOTAL	108,700	140,200	248,900	108,700	140,200	248,900

PERRY
 Name: STANHOPE, JOEL A
 STANHOPE, MICHELLE L
 Account: 606 Card: 1 of 1

Valuation Report

12/28/2023
 Page 611
 013-015
 750 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled Well
 Street Semi-Improved

Sale Data
 Sale Date 12/07/2020
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
35.70	Acres-Rear Land 2	450.00	16,065	100%		16,065
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 36.70						Land Total 72,065

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,224 Sqft	Grade B 100	Base		181,110
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	3 Sqft, Grade 0.00	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,328
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		15,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	199,438
Functional Obsolescence						Value(Rcnld)
None		None		95%	100%	189,466

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2021	840	B 100	22.840	Ava.	21.698
One Storv Frame	2021	504	B 100	13.305	Ava.	12.640
Unfin Basement	2021	504	B 100	6.255	Ava.	5.942
Wood Deck	2022	300	B 100	3.312	Ava.	3.146
Wood Deck	2022	0	B 100	312	Ava.	296
Outbuilding Total						43,722

Acpt Land 72,100 **Accepted Bldg** 233,200 **Total** 305,300

Account: 608 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/14/2011
Sale Price 68,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00						Land Total 29,150

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	598 Sqft	Grade D 110	Base		87,485
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,079
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-943
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	85,463
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	55,551	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 3/4 Storv Fr	1890	182	D 110	4.924	Ava.	65%	100%	100%	3.201
Frame Shed	1890	308	D 110	3.539	Ava.	65%	100%	100%	2.300
Stable w/Loft	1890	1040	D 110	12.179	Ava.	65%	100%	100%	7.916
Frame Shed	1890	128	E 50	521	Poor	40%	100%	100%	208
Frame Shed	1890	64	E 100	714	Fair	50%	100%	100%	357
Frame Shed	1890	30	E 100	541	Poor	40%	100%	100%	216
Outbuilding Total									14,198

Acpt Land 29,200 **Accepted Bldg** 69,700 **Total** 98,900

PERRY
Name: POTTLE,DOUGLAS ET AL

Valuation Report

12/28/2023

Page 613

Map/Lot:

010-027

Account: 609 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean	85,000.00	120,208	90%	Unimproved	108,187	
6.00	Acres-Rear Land 1	3,000.00	18,000	100%		18,000	
Total Acres 8.00					Land Total	126,187	
Acpt Land		126,200	Accepted Bldg		0	Total	126,200

PERRY
 Name: HARRIS, GLORIA

Valuation Report

12/28/2023
 Page 614
 012-011
 GOLDING RD

Account: 610 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 12 GOLDING RD
 Tree Growth 1997
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2019

Sale Data
 Sale Date 11/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2016 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
25.00	Acres-Softwood	135.00	3,206	100%		3,206	
17.00	Acres-Mixed Wood	165.00	2,665	100%		2,665	
6.00	Acres-Wasteland	120.00	720	100%		720	
Total Acres 48.00			Land Total		6,591		
Accpt Land		6,600	Accepted Bldg		0	Total	
						6,600	

PERRY
 Name: HARRIS, GLORIA J
 HARRIS, LEE

Valuation Report

12/28/2023
 Page 615
 010-030+031
 356 SHORE RD

Account: 611 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 03/23/2005
 Sale Price 54,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 4 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
38.00	Acres-Rear Land 4	1,000.00	38,000	100%		38,000
Total Acres 39.00						94,000
						Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	162,110
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,197
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,250
Insulation	Heavy			Insulation	1,103
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2008	0	Typical	Typical	Average	Typical	180,160	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	169,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2008	480	B 100	12.672	Ava.	94%	100%	100%	11.912
Open Frame Porch	2008	140	B 100	1.540	Ava.	94%	100%	100%	1.448
2S Frame Garaae	2008	896	B 100	33.764	Ava.	94%	100%	100%	31.738
Frame Shed	1880	396	D 100	3.954	Ava-	60%	100%	100%	2.372
Frame Shed	1880	897	D 100	8.152	Ava.	65%	100%	100%	5.299
Outbuilding Total									52,769

Acpt Land

94,000

Accepted Bldg

222,100 **Total**

316,100

PERRY
 Name: OWEN, CHRISTOPHER M
 OWEN, DEBORA P

Valuation Report

12/28/2023
 Page 616
 010-030-001
 344 SHORE RD

Account: 612 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 03/02/2005
 Sale Price 10,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
1.08	Acres-Rear Land 4	1,000.00	1,080	100%		1,080
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.08						57,080

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,452 Sqft	Grade B 110	Base		228,355
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		4,402
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		13,750
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,497
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	248,004	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	233,124

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2006	108	B 110	2.556	Ava.	94%	100%	100%	2.403
2S Frame Garage	2006	1120	B 110	44.363	Ava.	94%	100%	100%	41.701
Outbuilding Total									44,104

Acpt Land 57,100 **Accepted Bldg** 277,200 **Total** 334,300

PERRY
Name: RAMSDELL, LESTER R JR

Valuation Report

12/28/2023
Page 617
018-035
SHORE RD

Account: 613 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	20,000.00	14,142	100%		14,142
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			20,142

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	806 Sqft	Grade D 100	Base		88,478
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1924	0	Old Type	Old Type	Fair	Typical	88,478
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	94%	100%	41,585	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garae	1924	450	D 100	9.550	Fair	50%	94%	100%	4,488
Outbuilding Total									4,488

Accpt Land 20,100 **Accepted Bldg** 46,100 **Total** 66,200

PERRY
 Name: DEAN, JENNY M
 DEAN, MATTHEW J

Valuation Report

12/28/2023

Page 618

Account: 614 Card: 1 of 1

Map/Lot: 012-031-032-034+
 Location: 1754 US RTE 1

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/17/2004
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 LOT32 B3789P315 LOT 34
 Reference 2 LOT31 B3310P198 MAP15LOT18 B3033P140
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
18.21	Acres-Rear Land 2	450.00	8,195	100%		8,195
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
63.00	Acres-Rear Land 2	450.00	28,350	100%		28,350
2.65	Acres-Rear Land 2	450.00	1,193	100%		1,193
16.14	Acres-Rear Land 2	450.00	7,263	100%		7,263
27.86	Acres-Rear Land 3(>100)	300.00	8,358	100%		8,358
Total Acres 128.86			Land Total			79,359

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,144 Sqft	Grade B 100	Base		179,181
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		3,679
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,250
Insulation	Heavy			Insulation		1,251
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Average	Typical	197,861	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	184,011

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2005	352	B 100	9.292	Ava.	93%	100%	100%	8.642
Unfin Basement	2005	352	B 100	5.384	Ava.	93%	100%	100%	5.007
Open Frame Porch	2005	96	B 100	1.115	Ava.	93%	100%	100%	1.037
2S Frame Garage	2005	896	B 100	33.764	Ava.	93%	100%	100%	31.401
Wood Deck	2005	360	B 100	3.912	Ava.	93%	100%	100%	3.638
Bulkhead	2005	36	B 100	1.404	Ava.	93%	100%	100%	1.306
Frame Shed	2005	384	E 100	2.350	Ava.	93%	100%	100%	2.186
Frame Shed	2005	100	C 100	1.797	Ava.	93%	100%	100%	1.671
Frame Shed	2005	192	C 100	2.737	Ava.	93%	100%	100%	2.545
Wood Deck	2005	48	B 100	792	Ava.	93%	100%	100%	737
Outbuilding Total									58,170

Acpt Land 79,400 **Accepted Bldg** 242,200 **Total** 321,600

PERRY
Name: KENDALL, GEORGIANA

Valuation Report

12/28/2023

Page 619

Account: 615 Card: 1 of 1

Map/Lot:
Location:

013-011
38 KINGSBURY RD

Neighborhood 19 SHORE RD
Tree Growth 1999
Zoning/Use Shoreland.....
Topography Rolling
Utilities Dug WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2016

Sale Data
Sale Date 04/01/1993
Sale Price 40,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Related Parties

Reference 1 LIFE ESTATE - GEORGIANA KENDALL

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2017 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
6.00	Acres-Rear Land 1	3,000.00	18,000	100%		18,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
3.00	Acres-Softwood	135.00	385	100%		385
7.00	Acres-Hardwood	130.00	865	100%		865
Total Acres 17.00			Land Total			105,250

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	875 Sqft	Grade D 110	Base		108,048
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp None	Basement		-2,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-2,657
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,510
Insulation	None			Insulation		-1,183
Unfin. Living Area	90%			Unfinished		-6,390

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		99,487
1920	1994	Typical	Typical	Average	Phys. %	Func. %	Econ. %
None	None	None	None	65%	100%	100%	64,667
Functional Obsolescence		Economic Obsolescence					

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
One Storv Frame	1920	143	D 110	2.724	Ava.	65%	100%	100%	1.771
Unfin Basement	1920	143	D 110	3.020	Ava.	65%	100%	100%	1.963
Wood Deck	1920	340	D 110	2.678	Ava.	65%	100%	100%	1.741
Frame Shed	1920	276	D 110	3.244	Ava.	65%	100%	100%	2.109
Frame Shed	1920	437	D 110	4.728	Ava.	65%	100%	100%	3.073
Frame Shed	1920	640	D 100	5.999	Ava.	65%	100%	100%	3.899
Frame Shed	1920	200	D 100	2.312	Ava.	65%	100%	100%	1.503
Frame Shed	1920	144	D 100	1.843	Ava.	65%	100%	100%	1.198
Frame Shed	1920	220	D 100	2.479	Ava.	65%	100%	100%	1.611
Outbuilding Total									18,868

Acpt Land	105,300	Accepted Bldg	83,500	Total	188,800
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PERRY
Name: KENDALL, GEORGIANA

Valuation Report

12/28/2023

Page 621

Map/Lot: 016-037

Account: 616 Card: 1 of 1

Location: 1881 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Level
Utilities None
Street Paved

Sale Data
Sale Date 08/01/1990
Sale Price 15,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	20,000.00	14,142	100%	14,142
Total Acres 0.50			Land Total		14,142

Commercial Description

Occupancy Type	Retail Store....				
Class & Quality	Frame.....Fair				
# Dwelling Units	0				
Exterior	Wood Siding				
Stories & Height	1 STORY @ 8'				
Heating/Cooling	NONE				
Built	1900				
Remodeled	0				
Base Cost/Sqft		24.38			
Heat-Cool/Sqft	+	0.00			
Total		24.38			
Size Factor	X	1.287			
Adjusted Cost/Sqft		31.38			
Total Square Feet	X	690			
Replacement Cost		21,652			
Condition	Average				
% Good Physical	X	.50			
Functional	X	1.00			
Subtotal		10,826			
Economic Factor	X 1.00		Total Value		10,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Unfinished Attic	1900	414	D 100	1.329	Poor	40%	100%	100%		532
Outbuilding Total										532

Acpt Land 14,100 **Accepted Bldg** 11,400 **Total** 25,500

PERRY
 Name: JOLLOTTA,DALE & PATRICIA
 TRUSTEES OF DALE & PATRICIA JOLLOTTA
 Account: 617 Card: 1 of 1

Valuation Report

12/28/2023
 Page 622
 016-008
 1783 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
47.76	Acres-Rear Land 2	450.00	21,492	100%		21,492
Total Acres 48.76			Land Total			41,492

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	132,282
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,558
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,764	Insulation	882
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	Typical	Typical	Fair	Typical	134,714	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		78%	75%	100%	78,808

Acpt Land 41,500 **Accepted Bldg** 78,800 **Total** 120,300

PERRY
Name: BLATT, GREGORY

Valuation Report

12/28/2023

Page 623

Map/Lot: 015-016

Account: 619 Card: 1 of 1

Location: 719 GOLDING RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 02/01/1989
Sale Price 27,000
Sale Type Land Only
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2 GARAGE INC
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
50.00	Acres-Rear Land 2	450.00	22,500	100%		22,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 51.00					Land Total	40,500

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	900 Sqft	Grade C 110	Base	133,972
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,183
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
0	2002	Typical	Typical	Average	Typical	136,155	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		65%	75%	100%	66,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Bulkhead	0	35	C 110	1.224	Ava.	65%	75%	100%	597
Frame Garage	0	420	E 100	5.568	Ava.	65%	100%	100%	3.619
Frame Shed	0	64	E 100	714	Ava.	65%	100%	100%	464
Frame Garage	8	1228	C 110	27.350	Ava.	65%	20%	100%	3.556
Outbuilding Total									8,236

Acpt Land

40,500 **Accepted Bldg**

74,600 **Total**

115,100

PERRY
Name: ROBINSON, VICTOR

Valuation Report

12/28/2023

Page 624

Map/Lot: 013-010
Location: 658 SHORE RD

Account: 620 Card: 1 of 1

Neighborhood 19 SHORE RD
Tree Growth 2012
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/01/2002
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
8.00	Acres-Rear Land 4	1,000.00	8,000	100%		8,000
37.00	Acres-Softwood	135.00	4,745	100%		4,745
12.00	Acres-Mixed Wood	165.00	1,881	100%		1,881
4.00	Acres-Wasteland	120.00	480	100%		480
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 62.00			Land Total			51,106

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base		92,585
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-2,043
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-910
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Obsolete	Obsolete	Average	Typical	88,920	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		65%	59%	100%	34,101

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1900	192	D 100	2.244	Ava.	65%	100%	100%	1.459
Frame Shed	1900	180	E 100	1.308	Fair	50%	100%	100%	654
Frame Shed	1900	200	E 100	1.410	Fair	50%	100%	100%	705
Frame Garage	2015	832	C 100	18.136	Ava.	95%	100%	100%	17.229
Unfinished Attic	2015	832	C 100	2.248	Ava.	95%	100%	100%	2.136
Outbuilding Total									22,183

Acpt Land 51,100 **Accepted Bldg** 56,300 **Total** 107,400

PERRY
 Name: LEATHERMAN, ROBERT CARL

Valuation Report

12/28/2023

Page 625

Map/Lot: 011-001

Account: 621 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 01/17/2017
 Sale Price 220,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
Total Acres 100.00					Land Total	45,000	
Acpt Land		45,000	Accepted Bldg		0	Total	45,000

PERRY
 Name: STANHOPE, JOEL A
 MORRIS, PAUL W & JODI
 Account: 622 Card: 1 of 1

Valuation Report

12/28/2023
 Page 626
 013-014
 712 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug Well
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.23	Acres-Rear Land 4	1,000.00	1,230	100%		1,230
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.23			Land Total			23,030

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1900	414	D 100	4.105	Ava-	60%	100%	100%	2,463	
Outbuilding Total									2,463	
Acpt Land		23,000	Accepted Bldg		2,500	Total		25,500		

Account: 624 Card: 1 of 1

Neighborhood 10 BURBY RD

Zoning/Use Residential . & Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 02/01/1996
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.60	Acres-Rear Land 1	3,000.00	10,800	60%	View/Envir	6,480
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.60					Land Total	32,480

Dwelling Description

Replacement Cost New

Ranch	One Story	880 Sqft	Grade C 110	Base	87,830
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	440 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,412
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,404
Rooms	5				
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	8,800
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	Typical	Typical	Average	Typical	108,946	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	89,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garaae	1974	315	C 110	10.287	Ava.	82%	100%	100%		8,435
Outbuilding Total										8,435

Acpt Land

32,500

Accepted Bldg

97,800

Total

130,300

PERRY
 Name: POTTLE, RICHARD S
 POTTLE, WENDE M

Valuation Report

12/28/2023
 Page 628
 005-018
 14 WINDY LN

Account: 625 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 10 BURBY RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 2.00			Land Total			61,600

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	765 Sqft	Grade C 100	Base		112,515
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-2,389
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,942
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Capped Only			Insulation		-670
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	Typical	Value(Rcld)
1890	1979	Typical	Typical	Average	Phys. %	Econ. %	
None				65%	100%	100%	79,559

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcld
						Phy	Func	Econ	
One Storv Frame	1890	504	C 100	10.644	Ava.	65%	100%	100%	6.919
Unfin Basement	1890	504	C 100	5.004	Ava.	65%	100%	100%	3.253
Encl Frame Porch	1890	120	C 100	1.981	Ava.	65%	100%	100%	1.288
Wood Deck	1890	288	C 100	2.554	Ava.	65%	100%	100%	1.660
Open Frame Porch	1890	112	C 100	1.016	Ava.	65%	100%	100%	660
One Storv Frame	1890	63	C 100	1.331	Ava.	65%	100%	100%	865
Frame Garage	1890	1008	C 100	21.126	Ava.	65%	100%	100%	13.732
Unfinished Attic	1890	1008	C 100	2.512	Ava.	65%	100%	100%	1.633
Outbuilding Total									30,010

Acpt Land	61,600	Accepted Bldg	109,600	Total	171,200
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PERRY
 Name: BROWN, BRANDEN B
 BROWN, ANN M

Valuation Report

12/28/2023

Page 629

Account: 626 Card: 1 of 1

Map/Lot:
 Location:

014-032
 16 WOODMAN LN

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 05/13/2021
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367 75%	Access	28,775
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.23				Land Total	34,775

Dwelling Description

Replacement Cost New

Conventional	One Story	616 Sqft	Grade C 100	Base	69,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,383
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	Typical	Typical	Average	Typical	67,855	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	64,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	180	C 100	1.690	Ava.	95%	100%	100%	1,606
8Mobile Home	2010								1,500
Frame Shed	2010	48	E 100	633	Ava.	95%	100%	100%	601
Frame Shed	2010	80	E 100	796	Fair	85%	100%	100%	677
Outbuilding Total									4,384

Acpt Land

34,800

Accepted Bldg

68,800 **Total**

103,600

PERRY
 Name: SCOGGINS, DWIGHT JOSEPH
 SCOGGINS, RUBY L

Valuation Report

12/28/2023

Page 630

Account: 627 Card: 1 of 1

Map/Lot:
 Location:

003-023
 164 LEACH PT RD

Neighborhood 9 LEACH PT RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 07/22/2019
 Sale Price 72,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Baselot (Fract)	50,000.00	37,749	100%		37,749
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57					Land Total	43,749

Dwelling Description

Replacement Cost New

Conventional	One Story	621 Sqft	Grade C 100	Base	69,518
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-62
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,642
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-981
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,234
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Good	Typical	71,067
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	66,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	184	C 100	1.722	Good	93%	100%	100%	1.601
Frame Shed	1991	120	D 100	1.641	Ava.	88%	100%	100%	1.444
Open Frame Porch	2020	252	C 100	2.098	Good	93%	100%	100%	1.951
Encl Frame Porch	2020	64	C 100	1.409	Good	93%	100%	100%	1.310
Wood Deck	2020	28	C 100	474	Good	93%	100%	100%	441
Outbuilding Total									6,747

Acpt Land

43,700

Accepted Bldg

72,800 **Total**

116,500

PERRY
 Name: POTTLE, THOMAS R
 POTTLE, JOYCE M

Valuation Report

12/28/2023
 Page 631
 006-002
 US RTE ONE

Account: 628 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 1 NO PUBLIC RD FRONT
 Tree Growth 1991
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Softwood	135.00	513	100%		513
46.00	Acres-Mixed Wood	165.00	7,211	100%		7,211
2.00	Acres-Wasteland	120.00	240	100%		240
Total Acres 52.00			Land Total			7,964
Accpt Land		8,000	Accepted Bldg		0	Total
						8,000

PERRY
 Name: POTTLE, THOMAS R
 POTTLE, JOYCE M

Valuation Report

12/28/2023

Page 632

Account: 629 Card: 1 of 1

Map/Lot:
 Location:

008-012
 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD
 Tree Growth 1991
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61.00	Acres-Mixed Wood	165.00	9,562	100%		9,562
8.00	Acres-Hardwood	130.00	988	100%		988
Total Acres 69.00			Land Total			10,550
Accpt Land		10,600	Accepted Bldg		0	Total
						10,600

PERRY
Name: MITCHELL, SUSAN J

Valuation Report

12/28/2023

Page 633

Account: 630 Card: 1 of 1

Map/Lot: 009-025
Location: 307 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
95.00	Acres-Rear Land 2	450.00	42,750	100%		42,750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 96.00			Land Total			60,750

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,008 Sqft	Grade C 100	Base		130,457
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-3,416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,192
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		756
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	135,989
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	122,390	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1996	288	C 100	2.376	Ava.	2.138
Wood Deck	1996	376	C 100	3.258	Ava.	2.932
Frame Shed	1996	80	E 100	796	Poor	549
Outbuilding Total						5,619

Acpt Land 60,800 **Accepted Bldg** 128,000 **Total** 188,800

PERRY
 Name: DAVIS, MARGARET

Valuation Report

12/28/2023
 Page 634
 012-015
 US RTE ONE

Account: 631 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
83.00	Acres-Rear Land 2	450.00	37,350	100%		37,350	
8.00	Acres-Rear Land 3(>100)	300.00	2,400	100%		2,400	
Total Acres 92.00			Land Total		57,750		
Acpt Land		57,800	Accepted Bldg		0	Total	
						57,800	

PERRY
 Name: POTTLE, THOMAS R
 POTTLE, JOYCE M

Valuation Report

12/28/2023

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Map/Lot:

011-039

Account: 632 Card: 1 of 1

Location:

SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1991
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2011

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 2020 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
11.00	Acres-Softwood	135.00	1,411	100%		1,411	
64.00	Acres-Mixed Wood	165.00	10,032	100%		10,032	
7.00	Acres-Hardwood	130.00	865	100%		865	
15.00	Acres-Wasteland	120.00	1,800	100%		1,800	
Total Acres 97.00			Land Total		14,108		
Acpt Land		14,100	Accepted Bldg		0	Total	
						14,100	

PERRY
Name: TURNER, RYAN A

Valuation Report

12/28/2023

Page 636

Map/Lot: 002-016

Account: 633 Card: 1 of 1

Location: 512 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/30/2020
Sale Price 187,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean	85,000.00	104,103	100%		104,103
3.40	Acres-Rear Land 1	3,000.00	10,200	100%		10,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.90						Land Total 120,303

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	672 Sqft	Grade C 100	Base	104,950
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	Typical	Average	Typical	108,147	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	95,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1990	200	C 100	2.799	Ava.	88%	100%	100%	2.463
Wood Deck	1990	422	C 100	3.626	Ava.	88%	100%	100%	3.191
Frame Garae	1990	528	C 100	12.971	Ava.	88%	100%	100%	11.414
Outbuilding Total									17,068

Acpt Land 120,300 **Accepted Bldg** 112,200 **Total** 232,500

PERRY
Name: SMITH, RALPH JR

Valuation Report

12/28/2023

Page 637

Account: 634 Card: 1 of 2

Map/Lot:
Location:

006-026
47 COUNTY RD

Neighborhood 17 ROUTE 190

Sale Data

Zoning/Use Commercial
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 12/06/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	20,000.00	14,142	100%		14,142
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			20,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1970	12X70	D 100	19.510	Poor	10%	100%	100%	1.951
Concrete Slab...	1970	840	D 100	3.444	Poor	58%	100%	100%	1.998
Outbuilding Total									3,949

Acpt Land

20,100

Accepted Bldg

3,900

Total

24,000

PERRY
Name: SMITH, RALPH JR

Valuation Report

12/28/2023

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Map/Lot:

006-026

Location:

49 COUNTY RD

Account: 634 Card: 2 of 2

Neighborhood 17 ROUTE 190

Zoning/Use Commercial
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 12/06/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
Total Acres 1.00			Land Total			20,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1969	1984	D 100	30.921	Ava-	75%	100%	100%	23.191	
Outbuilding Total									23,191	
Acpt Land		20,000	Accepted Bldg		23,200	Total		43,200		

PERRY
Name: SMITH, RALPH JR

Valuation Report

12/28/2023
Page 639
006-026
49 COUNTY RD

Account: 634

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	20,100	3,900	24,000	20,100	3,900	24,000
2	20,000	23,200	43,200	20,000	23,200	43,200
TOTAL	40,100	27,100	67,200	40,100	27,100	67,200

PERRY
Name: POTTLE, THOMAS

Valuation Report

12/28/2023

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Map/Lot: 003-042

Account: 635 Card: 1 of 1

Location: 439 CANNON HILL RD

Neighborhood 6 CANNON HILL RD
Tree Growth 1990
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel
TG RECERT YEAR 2010

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2020 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
10.00	Acres-Softwood	135.00	1,283	100%		1,283
5.00	Acres-Hardwood	130.00	618	100%		618
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.00			Land Total			23,801

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	960 Sqft	Grade C 100	Base		126,606
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,088
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		132,694
1986	0	Typical	Typical	Average			
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			86%	100%	100%	114,117

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Wood Deck	1986	192	C 100	1.786	Ava.	Phy	Func	Econ	Rcnld
Railroad Car/Box	2021	1	C 100	1.200	Good	86%	100%	100%	1,536
						95%	100%	100%	1,140
Outbuilding Total									2,676

Acpt Land 23,800 **Accepted Bldg** 116,800 **Total** 140,600

PERRY
 Name: POTTLE, THOMAS

Valuation Report

12/28/2023

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Map/Lot: 008-024

Account: 636 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD
 Tree Growth 1990
 Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street None
 TG RECERT YEAR 2020

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Softwood	135.00	4,361	100%		4,361
66.00	Acres-Hardwood	130.00	8,151	100%		8,151
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 100.00			Land Total			18,512
Accpt Land		18,500	Accepted Bldg		0	Total
						18,500

PERRY
Name: DEMEREST, TINA L

Valuation Report

12/28/2023

Page 642

Map/Lot: 014-021

Account: 638 Card: 1 of 1

Location: 23 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/1987
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			44,367

Dwelling Description				Replacement Cost New	
Conventional	One Story	768 Sqft	Grade D 100	Base	62,517
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-6,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-995
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-630
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2010	Typical	Typical	Average	Typical	53,965
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	44,251	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	280	D 100	2.042	Ava.	82%	100%	100%	1,674
Outbuilding Total									1,674

Accpt Land 44,400 **Accepted Bldg** 45,900 **Total** 90,300

PERRY
 Name: PADDEN,PENELOPE V, TRUSTEE
 ROBERT T HINCHEY IRREVOCABLE TRUST
 Account: 639 Card: 1 of 1

Valuation Report

12/28/2023
 Page 643
 006-052
 749 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/17/2019
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
2.00	Acres-Rear Land 2	450.00	900	100%		900	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 3.00			Land Total			26,900	
Accpt Land		26,900	Accepted Bldg		0	Total	26,900

PERRY
 Name: PROBERT,KENNETH,GARRETT,CURTIS

Valuation Report

12/28/2023

Page 644

Map/Lot:

003-002

Location:

BIRCH POINT RD

Account: 640 Card: 1 of 1

Neighborhood 7 BIRCH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 02/01/1987
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 BK 1431 PG 291

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Ocean/Cove	50,000.00	111,803	100%		111,803	
20.00	Acres-Rear Land 1	3,000.00	60,000	100%		60,000	
70.00	Acres-Rear Land 2	450.00	31,500	100%		31,500	
Total Acres 95.00			Land Total			203,303	

Accpt Land 203,300 **Accepted Bldg** 0 **Total** 203,300

PERRY
Name: PROBEERT, FOX

Valuation Report

12/28/2023
Page 645

Account: 641 Card: 1 of 1

Map/Lot: 003-001-001-005
Location: 100 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 01/01/1998
Sale Price 64,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.46	Acres-Rear Land 1	3,000.00	4,380	100%		4,380
Total Acres 2.46			Land Total			25,380

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2000	14X68	C 100	25.542	Ava.	73%	100%	100%	18.646
Concrete Slab...	1990	1160	C 100	5.800	Ava.	88%	100%	100%	5.104
						Outbuilding Total			23,750
Accpt Land		25,400	Accepted Bldg		23,800	Total		49,200	

PERRY
 Name: MAHAR, STEPHEN A
 MAHAR, ERIN M

Valuation Report

12/28/2023
 Page 646
 005-005
 US RTE ONE

Account: 642 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 07/23/2011
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
99.00	Acres-Rear Land 2	450.00	44,550	100%		44,550	
Total Acres 100.00			Land Total			62,550	
Acpt Land		62,600	Accepted Bldg		0	Total	62,600

PERRY
 Name: TROTT, JUDY A &
 PHELPS, MICHAEL P

Valuation Report

12/28/2023

Page 647

Account: 644 Card: 1 of 1

Map/Lot:
 Location:

002-001
 18 BIRCH PT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 02/06/2009
 Sale Price 2,200
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
6.66	Acres-Rear Land 1	3,000.00	19,980	100%		19,980
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.66			Land Total			55,980

Dwelling Description				Replacement Cost New		
Ranch	One Story	768 Sqft	Grade C 110	Base		79,671
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-84
						0
						0
Foundation	Concrete	Basement	Dry None	Basement		-3,230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,335
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1997	0	Typical	Typical	Average	Typical	75,022				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	90%	90%	100%	60,768					

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1973	720	D 110	14.642	Fair	69%	100%	100%	10,103	
Frame Shed	1973	160	D 100	1.976	Ava-	76%	100%	100%	1,502	
One Story Frame	1997	520	C 110	12.080	Ava.	90%	90%	100%	9,785	
Wood Deck	1997	224	C 110	2.246	Ava.	90%	90%	100%	1,819	
Wood Deck	1997	24	C 110	486	Ava.	90%	90%	100%	393	
Frame Shed	1997	80	E 100	796	Fair	79%	100%	100%	629	
Frame Shed	1997	128	C 100	2.083	Ava.	90%	100%	100%	1,875	
Frame Shed	1960	292	E 100	1.880	Poor	53%	50%	100%	498	
Frame Garage	2004	672	C 110	16.959	Ava.	93%	100%	100%	15,772	
Outbuilding Total									42,376	

Acpt Land 56,000 **Accepted Bldg** 103,100 **Total** 159,100

PERRY
 Name: GUILMETTE, RAYMOND A & PATRICIA
 GUILMETTE LIVING TRUST

Valuation Report

12/28/2023
 Page 648
 013-050-006

Account: 645 Card: 1 of 1

Map/Lot:
 Location: SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

Sale Data	
Sale Date	11/07/2003
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.40	Acres-Ocean	85,000.00	100,573	50%	Unimproved	50,287	
Total Acres 1.40			Land Total		50,287		
Acpt Land		50,300	Accepted Bldg		0	Total	
						50,300	

PERRY
 Name: SHOREY, KEVIN LEE
 SHOREY, KIRSTEN R

Valuation Report

12/28/2023

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Account: 646 Card: 1 of 1

Map/Lot:
 Location:

018-033
 1015 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 0 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	30,000.00	21,213	100%		21,213
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.50					Land Total	25,713

Commercial Description

Occupancy Type	Retail Store....					
Class & Quality	Frame.....Fair					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Forced Warm Air					
Built	1954					
Remodeled	0					
Base Cost/Sqft		24.38				
Heat-Cool/Sqft	+	3.10				
Total		27.48				
Size Factor	X	1.108				
Adjusted Cost/Sqft		30.45				
Total Square Feet	X	1,727				
Replacement Cost		52,587				
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal		36,811				
Economic Factor	X 1.00		Total Value			36,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1992	144	D 100	1.843	Ava.	88%	100%	100%	1,622
Outbuilding Total									1,622

Acpt Land 25,700 **Accepted Bldg** 38,400 **Total** 64,100

PERRY
 Name: RAMAGE, WILLIAM
 RAMAGE, NANCY

Valuation Report

12/28/2023

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Account: 647 Card: 1 of 1

Map/Lot:
 Location:

016-028
 60 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
1.25	Acres-Rear Land 2	450.00	563	100%		563
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.25						Land Total 60,363

Dwelling Description				Replacement Cost New	
Conventional	One Story	880 Sqft	Grade D 100	Base	68,919
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-1,522
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,132
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		68,529
1958	0	Old Type	Old Type	Fair			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	62%	89%	100%	37,814		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1958	168	D 100	2.027	Fair	62%	89%	100%	1.119
Wood Deck	1958	228	D 100	1.701	Fair	62%	89%	100%	939
Frame Shed	1958	240	E 100	1.614	Ava.	76%	100%	100%	1.227
Outbuilding Total									3,285

Acpt Land 60,400 **Accepted Bldg** 41,100 **Total** 101,500

PERRY
 Name: RAYE,DONALD W, VERNA P &
 RAYE,ALEXANDER H,LIFE ESTATE

Valuation Report

12/28/2023
 Page 651
 012-007
 GOLDING RD

Account: 648 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.50	Acres-Lake	80,000.00	203,961	100%		203,961
78.40	Acres-Rear Land 2	450.00	35,280	100%		35,280
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 84.90					Land Total	245,241

Dwelling Description				Replacement Cost New		
Conventional	One Story	648 Sqft	Grade C 100	Base		71,033
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		-5,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	100% None	Heat		-1,024
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	68,177
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	94%	100%	100%	64,086	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Encl Frame Porch	2006	192	C 100	2.717	Ava.	2,554
Frame Shed	2006	60	E 100	694	Ava.	652
Frame Shed	2006	96	E 100	878	Ava.	825
Wood Deck	2006	120	C 100	1.210	Ava.	1,137
Outbuilding Total						5,168

Acpt Land 245,200 **Accepted Bldg** 69,300 **Total** 314,500

PERRY
 Name: GUILMETTE, RAYMOND A & PATRICIA K,
 GUILMETTE LIVING TRUST
 Account: 649 Card: 1 of 1

Valuation Report

12/28/2023
 Page 652
 013-050-007
 Location: 13 SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/07/2003
 Sale Price 150,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Ocean	85,000.00	100,573	100%		100,573
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			106,573

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,000 Sqft	Grade B 100	Base		171,000
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1280 Sqft, Grade B	Basement Gar	None	Fin Bsmt		24,000
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,625
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,250
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Typical	Typical	Average	Typical	212,375
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	201,756

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2012	192	B 100	2.042	Ava.	Phy	Func	Econ	1.940
Wood Deck	2012	496	B 100	5.272	Ava.	95%	100%	100%	5.008
Patio	2012	688	B 100	7.075	Ava.	95%	100%	100%	6.721
Encl Frame Porch	2012	100	B 100	2.221	Ava.	95%	100%	100%	2.110
Frame Garage	2012	864	B 100	23.349	Ava.	95%	100%	100%	22.182
Open Frame Porch	2012	448	B 100	4.516	Ava.	95%	100%	100%	4.290
Frame Shed	2016	192	E 100	1.368	Ava.	95%	100%	100%	1.300
Outbuilding Total									43,551

Acpt Land 106,600 **Accepted Bldg** 245,300 **Total** 351,900

PERRY
Name: RAYE, WILLIAM J

Valuation Report

12/28/2023
Page 653
015-007-001
37 BISHOP LN

Account: 650 Card: 1 of 1 Map/Lot: Location:

Neighborhood 4	LAKE RD					Sale Data
Zoning/Use	Shoreland.....			Sale Date	05/01/2001	
Topography	Rolling			Sale Price	0	
Utilities	LakeSeptic System			Sale Type		
Street	Gravel			Financing		
				Verified		
				Validity		

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.23					Land Total	42,867

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	480 Sqft	Grade E 110	Base		49,132
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-1,894
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Typical	Typical	Below Average	Typical	44,070	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		81%	100%	100%	35,697

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1987	288	E 110	1.405	Ava-	81%	100%	100%	1.138
Wood Deck	1987	72	E 110	454	Ava-	81%	100%	100%	368
Outbuilding Total									1,506

Acpt Land	42,900	Accepted Bldg	37,200	Total	80,100
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PERRY
 Name: PASSAMAQUODDY TRIBE

Valuation Report

12/28/2023

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Map/Lot:

006-039

Account: 651 Card: 1 of 1

Location:

COUNTY RD OFF

Neighborhood 17 ROUTE 190

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.40	Acres-Ocean/Cove	50,000.00	31,623	100%		31,623	
Total Acres 0.40					Land Total	31,623	
Acpt Land		31,600	Accepted Bldg		0	Total	31,600

PERRY
 Name: RAYE, FRANCES M
 LIFE ESTATE

Valuation Report

12/28/2023
 Page 655
 010-037
 SHORE RD

Account: 652 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Ocean	85,000.00	147,224	90%	Unimproved	132,502	
7.00	Acres-Rear Land 1	3,000.00	21,000	100%		21,000	
Total Acres 10.00			Land Total			153,502	
Acpt Land		153,500	Accepted Bldg		0	Total	153,500

PERRY
Name: RAYE, FRANCES M (L/E)

Valuation Report

12/28/2023

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Account: 653 Card: 1 of 1

Map/Lot:
Location:

010-036
410 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1 FRANCES M RAYE (LIFE ESTATE)
Reference 2 KEVEN AND WILLIAM RAYE 3674 - 83
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 42.00			Land Total			85,450

Dwelling Description					Replacement Cost New	
Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base		132,282
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement		-3,021
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Capped Only			Insulation		-882
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)
1875	1982	Typical	Typical	Average	65%	100%	100%	133,379
Functional Obsolescence		Economic Obsolescence						86,696
None		None						

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1875	266	C 100	5.618	Ava.	65%	100%	100%	3.652
Frame Shed	1875	608	C 100	6.989	Ava.	65%	100%	100%	4.543
Unfinished Attic	1875	874	C 100	2.311	Ava.	65%	100%	100%	1.502
Wood Deck	1982	449	C 100	3.842	Ava.	65%	100%	100%	2.497
Outbuilding Total									12,194

Acpt Land 85,500 **Accepted Bldg** 98,900 **Total** 184,400

PERRY
 Name: MURPHY, DOUGLAS
 MURPHY, SUSAN

Valuation Report

12/28/2023
 Page 657
 017-006
 6 RAYE LN

Account: 654 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Date 09/05/2018
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.00						Land Total 84,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	560 Sqft	Grade C 105	Base	99,243
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-59
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,646
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,617
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,250
Insulation	None			Insulation	-882
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	Typical	Typical	Average	Typical	97,289	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	92,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2016	624	C 105	5.223	Ava.	Phy 95%	Func 100%	Econ 100%	4.962
Frame Shed	1940	320	D 100	3.317	Ava-	64%	100%	100%	2.123
Wood Deck	2022	280	C 100	2.490	Ava.	95%	100%	100%	2.366
Outbuilding Total									9,451

Acpt Land 84,500 **Accepted Bldg** 101,900 **Total** 186,400

PERRY
 Name: ELKINS, CHRISTOPHER M

Valuation Report

12/28/2023
 Page 658
 016-023
 GIN COVE RD

Account: 655 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/13/2022
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Ocean --	55,000.00	38,891	90%	Unimproved	35,002	
0.60	Acres-Rear Land 4	1,000.00	600	100%		600	
Total Acres 1.10			Land Total		35,602		
Acpt Land		35,600	Accepted Bldg		0	Total	35,600

PERRY
Name: MARIT LLC

Valuation Report

12/28/2023
Page 659
017-003-001
GOLDING RD

Account: 656 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data

Sale Date 01/26/2015
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.33	Acres-Lake	80,000.00	45,957 90%	Unimproved	41,361	
Total Acres 0.33				Land Total	41,361	
Acpt Land		41,400	Accepted Bldg	0	Total	41,400

PERRY
 Name: RAYE, SUSAN D

Valuation Report

12/28/2023

Page 660

Map/Lot:

018-016

Location:

RAYE LN

Account: 657 Card: 1 of 1

Neighborhood 12 GOLDING RD

Sale Data
 Sale Date 06/05/2018
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
0.76	Acres-Rear Land 2	450.00	342	100%		342	
Total Acres 1.76			Land Total		11,142		
Acpt Land		11,100	Accepted Bldg		0	Total	
						11,100	

PERRY
Name: POTTLE, JOYCE

Valuation Report

12/28/2023

Page 661

Map/Lot: 014-028

Account: 658 Card: 1 of 1

Location: 22 WOODMAN LN

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Septic System
Street Gravel

Sale Data
Sale Date 05/25/2018
Sale Price 49,950
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Lake	80,000.00	59,330	75%	Access	44,497
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.55					Land Total	47,497

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	720 Sqft	Grade C 105	Base		114,297
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-76
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,090
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
2019	0	None	None	Average	Typical	112,131
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	77%	100%	82,024	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	360	C 105	3.080	Ava.	95%	77%	100%	2.253
Wood Deck	2021	160	C 105	1.606	Ava.	95%	77%	100%	1.175
Outbuilding Total									3,428

Acpt Land 47,500 **Accepted Bldg** 85,500 **Total** 133,000

PERRY
 Name: SELWOOD, RUSSELL

Valuation Report

12/28/2023
 Page 662
 005-067
 EAST BAY LN

Account: 659 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/12/2011
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.68	Acres-Ocean ---	25,000.00	20,616	90%	Unimproved	18,554	
Total Acres 0.68			Land Total		18,554		
Acpt Land		18,600	Accepted Bldg		0	Total	18,600

PERRY
Name: BEAL, FOREST

Valuation Report

12/28/2023

Page 663

Map/Lot:

014-009

Account: 660 Card: 1 of 1

Location:

SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Date 07/30/2015
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 COTTAGE INC
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
0.30	Acres-Lake	80,000.00	43,818	100%		43,818
Total Acres 0.53			Land Total			82,185

Dwelling Description

Replacement Cost New

Conventional	One Story	1,120 Sqft	Grade C 100	Base	97,512
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	1/4 Bmt	Basement	-2,992
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,259
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2023	0	Typical	Typical	Average	Typical	91,261	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		95%	%	100%	0

Acpt Land 82,200 **Accepted Bldg** 0 **Total** 82,200

PERRY
 Name: LUMSDEN, GORDON A
 LUMSDEN, SUSAN

Valuation Report

12/28/2023

Page 664

Account: 661 Card: 1 of 1

Map/Lot:
 Location:

017-003
 42 LUPINE WAY

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 12/11/2015
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.80	Acres-Rear Land 2	450.00	360	100%		360
Total Acres 1.80						Land Total 86,360

Dwelling Description				Replacement Cost New		
Post & Bean/Log	One & 1/2 Story	480 Sqft	Grade D 100	Base		74,409
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-4,330
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-933
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-590
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	68,556
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	44,561	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Open Frame Porch	1920	200	D 100	1.391	Ava.	904
Wood Deck	1920	486	D 100	3.393	Ava.	2,205
Wood Deck	1920	200	D 100	1.517	Ava.	986
2S Frame Garaae	1920	576	C 100	19.507	Ava.	12,680
Finished Attic	1920	576	C 100	8.244	Ava.	5,359
Frame Garaae	1920	384	D 110	9.493	Ava.	6,170
Frame Shed	1920	160	D 110	2.174	Ava.	1,413
Outbuilding Total						29,717

Acpt Land 86,400 **Accepted Bldg** 74,300 **Total** 160,700

PERRY
 Name: HARRIS, GEORGE S JR
 HARRIS, JANNA C

Valuation Report

12/28/2023

Page 665

Account: 662 Card: 1 of 1

Map/Lot: 011-015
 Location: 1 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 11/01/1991
 Sale Price 16,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Lake	80,000.00	62,482	100%		62,482
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.61			Land Total			68,482

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	784 Sqft	Grade C 100	Base	112,487
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	588
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	Typical	Typical	Average	Typical	112,205	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	99,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	496	C 100	4.218	Ava.	89%	100%	100%	3,754
Outbuilding Total									3,754

Accpt Land 68,500 **Accepted Bldg** 103,600 **Total** 172,100

PERRY
Name: DANSEREAU, BRAD

Valuation Report

12/28/2023

Page 666

Map/Lot:

009-034

Account: 664 Card: 1 of 1

Location:

111 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/11/2017
Sale Price 41,897
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.00						Land Total 22,500

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base		97,141
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-6,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	75% Forced Warm	Cooling	0% None	Heat		-733
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	1978	Typical	Typical	Below Average	Typical	90,274	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	69,511

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1975	576	C 100	12.165	Ava-	77%	100%	100%	9.367
Frame Garage	1975	768	C 100	17.048	Ava.	82%	100%	100%	13.979
Outbuilding Total									23,346

Acpt Land 22,500 **Accepted Bldg** 92,900 **Total** 115,400

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/14/2018
Sale Price 159,000
Sale Type Land & Buildings
Financing Conventional
Verified Seller
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.77	Acres-Rear Land 2	450.00	797	100%		797
Total Acres 2.77			Land Total			18,797

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	864 Sqft	Grade B 100	Base		150,710
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,741
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Average	Typical		160,951
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	87%	100%	100%		140,027	

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Storv Frame	1989	192	B 100	5.069	Ava.	87%	100%	100%	4.410	
Encl Frame Porch	1989	56	B 100	1.659	Ava.	87%	100%	100%	1.443	
Wood Deck	1989	453	B 100	4.842	Ava.	87%	100%	100%	4.213	
2S Frame Garaae	1989	864	C 100	26.261	Ava.	87%	100%	100%	22.847	
Outbuilding Total									32,913	

Acpt Land	18,800	Accepted Bldg	172,900	Total	191,700
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PERRY
 Name: JOHNSON, NANCY
 LIFE ESTATE

Valuation Report

12/28/2023
 Page 668
 009-031
 7 RICKS WAY

Account: 666 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Date 06/22/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 LIFE ESTATE
 Reference 2 ANTHONY CANDELMO
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 22.00						Land Total 26,250

Dwelling Description

Replacement Cost New

Post & Bean/Log	One Story	706 Sqft	Grade E 100	Base	38,258
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-4,766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-558
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-2,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,500
Insulation	None			Insulation	-353
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	Old Type	Obsolete	Average	Typical	33,081
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	92%	100%
						Value(Rcnld)
						20,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1935	100	D 100	1.474	Ava.	67%	100%	100%	988
Frame Shed	1935	160	D 100	1.976	Ava.	67%	100%	100%	1,324
Outbuilding Total									2,312

Acpt Land

26,300

Accepted Bldg

22,700

Total

49,000

PERRY
 Name: TILTON, BARRETT R
 TILTON, PATRICIA L

Valuation Report

12/28/2023
 Page 669
 007-002+002-1
 187 SHORE RD

Account: 667 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2021

Sale Data
 Sale Date 07/28/2017
 Sale Price 300,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 barnett.tilton@igic.com
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0000 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
14.00	Acres-Rear Land 1	3,000.00	42,000	100%		42,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
18.00	Acres-Mixed Wood	165.00	2,822	100%		2,822
1.00	Acres-Class 1 Rds	2,200.00	2,200	100%		2,200
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%		1,200
Total Acres 35.00			Land Total			134,222

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,368 Sqft	Grade B 100	Base		204,743
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		5,027
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,710
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	223,980
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						206,062

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2003	128	B 100	1.424	Ava.	92%	100%	100%	1.310
Wood Deck	2003	128	B 100	1.592	Ava.	92%	100%	100%	1.465
Wood Deck	2003	156	B 100	1.872	Ava.	92%	100%	100%	1.722
Open Frame Porch	2003	40	B 100	574	Ava.	92%	100%	100%	528
Wood Deck	2003	32	B 100	632	Ava.	92%	100%	100%	581
Frame Garage	2003	864	B 100	23.349	Ava.	92%	100%	100%	21.481
Outbuilding Total									27,087

Acpt Land 134,200 **Accepted Bldg** 233,100 **Total** 367,300

PERRY
 Name: TARDIF, TOBY LENNY
 TARDIF, BOBBY LEA

Valuation Report

12/28/2023

Page 670

Account: 669 Card: 1 of 1

Map/Lot: 006-018
 Location: 176 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/08/2020
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
24.28	Acres-Rear Land 2	450.00	10,926	100%		10,926
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 25.28			Land Total			28,926

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade B 100	Base		106,210
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,250
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	117,460
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	97,492	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1978	120	B 100	3.168	Ava.	2.629
Wood Deck	1978	140	B 100	1.712	Ava.	1.421
Patio	1978	150	B 100	2.031	Ava.	1.686
Frame Garage	1978	896	B 100	24.029	Ava.	19.944
Frame Shed	1978	42	D 100	987	Ava.	819
Frame Shed	1978	90	D 100	1.390	Ava.	1.154
Outbuilding Total						27,653

Acpt Land 28,900 **Accepted Bldg** 125,100 **Total** 154,000

PERRY
Name: CANDELMO, ANTHONY E

Valuation Report

12/28/2023
Page 671
009-031-001
10 RICKS WAY

Account: 670 Card: 1 of 1 Map/Lot: Location:

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/16/2013
Sale Price 1,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
0.57	Acres-Misc (Fract)	12,000.00	9,060 100%		9,060
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.57			Land Total		15,060

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	500 Sqft	Grade E 110	Base	50,027
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-760
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-481
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1977	0	Typical	Typical	Average	Typical		45,486
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	83%	100%	100%		37,753	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1977	96	D 100	1.440	Ava.	Phy	Func	Econ	
						83%	100%	100%	1,195
Outbuilding Total									1,195

Accpt Land 15,100 **Accepted Bldg** 38,900 **Total** 54,000

PERRY
 Name: TARDIF, TOBY LENNY
 TARDIF, BOBBI LEA

Valuation Report

12/28/2023

Page 672

Account: 671 Card: 1 of 1

Map/Lot: 006-019
 Location: 116 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/08/2020
 Sale Price 130,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2 UNDER CONST
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
16.38	Acres-Rear Land 2	450.00	7,371	100%		7,371
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.38			Land Total			25,371

Dwelling Description				Replacement Cost New		
Conventional	One Story	960 Sqft	Grade B 100	Base		110,670
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement		-3,420
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,896
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	
2021	0	Typical	Typical	Average	Typical	105,354	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	85%	100%	85,073

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	1990	480	D 100	9.967	Poor	66%	100%	100%		6,578
Outbuilding Total										6,578

Acpt Land 25,400 **Accepted Bldg** 91,700 **Total** 117,100

PERRY
 Name: GUILMETTE LIVING TRUST

Valuation Report

12/28/2023

Page 673

Account: 672 Card: 1 of 1

Map/Lot:
 Location:

013-050+050-008
 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 01/21/2021
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.34	Acres-Ocean	85,000.00	98,395	50%	Unimproved	49,197	
0.86	Acres-Rear Land 1	3,000.00	2,580	100%		2,580	
Total Acres 2.20			Land Total		51,777		
Acpt Land		51,800	Accepted Bldg		0	Total	51,800

PERRY
 Name: RICKER, MICHAEL J

Valuation Report

12/28/2023
 Page 674
 018-011+012
 GOLDING RD

Account: 673 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/20/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
6.17	Acres-Rear Land 2	450.00	2,777	100%		2,777	
Total Acres 7.17			Land Total		13,577		
Acpt Land		13,600	Accepted Bldg		0	Total	13,600

PERRY
 Name: RICKER, MICHAEL J

Valuation Report

12/28/2023
 Page 675
 009-036
 GOLDING RD

Account: 674 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/20/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
75.00	Acres-Rear Land 2	450.00	33,750	100%		33,750	
Total Acres 76.00			Land Total			44,550	
Acpt Land		44,600	Accepted Bldg		0	Total	44,600

PERRY
Name: BAXTER, JOHN

Valuation Report

12/28/2023

Page 676

Map/Lot: 009-032

Account: 675 Card: 1 of 1

Location: 115 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 11/18/2021
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			18,180

Dwelling Description				Replacement Cost New		
Conventional	One Story	832 Sqft	Grade E 110	Base		44,745
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-4,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-723
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Typical	Typical	Average	Typical	39,149
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	33,277	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1982	160	E 100	1.205	Ava.	85%	100%	100%	1,024
Frame Shed	1983	120	E 100	1.000	Ava.	85%	100%	100%	850
Outbuilding Total									1,874

Acpt Land 18,200 **Accepted Bldg** 35,200 **Total** 53,400

PERRY
 Name: RICKER, PETER SR
 RICKER, SHEILA

Valuation Report

12/28/2023

Page 677

Account: 676 Card: 1 of 1

Map/Lot:
 Location:

006-019-001
 122 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
9.60	Acres-Rear Land 2	450.00	4,320	100%		4,320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.60			Land Total			22,320

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 100	Base		150,710
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	158,210
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	87%	100%	100%	137,643	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1989	256	B 100	6.759	Ava.	5.880
Wood Deck	1989	128	B 100	1.592	Ava.	1.385
Wood Deck	1989	128	B 100	1.592	Ava.	1.385
Frame Garage	1989	576	B 100	17.232	Ava.	14.992
Outbuilding Total						23,642

Acpt Land 22,300 **Accepted Bldg** 161,300 **Total** 183,600

PERRY
Name: RIGGS, DALE ILA

Valuation Report

12/28/2023

Page 678

Map/Lot:

015-057

Account: 677 Card: 1 of 1

Location:

POTTLE RD OFF

Neighborhood 5 ROUTE 1

Sale Data

Sale Date 05/22/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
8.00	Acres-Rear Land 2	450.00	3,600	100%		3,600	
Total Acres 9.00					Land Total	14,400	
Acpt Land		14,400	Accepted Bldg		0	Total	14,400

PERRY
 Name: CASSIDY, JOHN F IV
 CASSIDY, DANA D

Valuation Report

12/28/2023

Page 679

Account: 679 Card: 1 of 1

Map/Lot:
 Location:

002-015-001
 74 LINCOLN COVE RD

Neighborhood 6 CANNON HILL RD
 Tree Growth 2015
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2031

Sale Data
 Sale Date 01/27/2021
 Sale Price 119,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 24X40 1.5S HOUSE
 Tran/Land/Bldg 1 6 0
 X Coordinate 2021 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	100%		120,208
10.41	Acres-Softwood	135.00	1,335	100%		1,335
2.58	Acres-Hardwood	130.00	319	100%		319
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.51	Acres-Class 2 Rds	1,200.00	612	100%		612
Total Acres 15.50			Land Total			128,474

Dwelling Description				Replacement Cost New	
Conventional	Three Story	960 Sqft	Grade C 110	Base	171,864
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,005
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,880	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		166,859
2021	0	Modern	Modern	Average			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None		95%	100%	100%	158,516	

Acpt Land 128,500 **Accepted Bldg** 158,500 **Total** 287,000

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

12/28/2023
 Page 680
 001-004+004-1
 BIRCH PT RD

Account: 680 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 12/10/2013
 Sale Price 150,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 OPEN SPACE
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
11.00	Acres-Ocean	85,000.00	281,913	5%	Restrictio	14,096	
49.00	Acres-Rear Land 1	3,000.00	147,000	5%	Restrictio	7,350	
Total Acres 60.00			Land Total			21,446	
Acpt Land		21,400	Accepted Bldg		0	Total	21,400

PERRY
 Name: OWEN, CHRISTOPHER M
 OWEN, DEBORA P

Valuation Report

12/28/2023

Page 681

Account: 681 Card: 1 of 1

Map/Lot:
 Location:

010-015+22
 280 SHORE ROAD

Neighborhood 19 SHORE RD
 Tree Growth 1998
 Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 TG RECERT YEAR 2018

Sale Data
 Sale Date 01/14/2015
 Sale Price 202,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2016 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
7.50	Acres-Rear Land 4	1,000.00	7,500	100%		7,500
77.00	Acres-Softwood	135.00	9,875	100%		9,875
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
14.00	Acres-Mixed Wood	165.00	2,195	100%		2,195
Total Acres 99.50			Land Total			75,570

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,148 Sqft	Grade C 110	Base		108,991
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-126
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,831
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		631
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			117,927
1984	0	Typical	Typical	Average				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		85%	100%	100%	100,238	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1984	510	C 110	4.763	Ava.	85%	100%	100%	4,049
Frame Shed	1984	144	C 110	2.472	Ava.	85%	100%	100%	2,101
Frame Shed	1984	96	C 110	1.932	Ava.	85%	100%	100%	1,642
Frame Shed	1984	48	C 110	1.393	Ava.	85%	100%	100%	1,184
Frame Shed	1984	702	D 100	6.518	Ava.	85%	100%	100%	5,540
Frame Garage	1984	1120	C 100	23.029	Ava.	85%	100%	100%	19,575
Outbuilding Total									34,091

Acpt Land 75,600 **Accepted Bldg** 134,300 **Total** 209,900

PERRY
 Name: RITCHIE, GRAYDON JR
 RITCHIE, CYNTHIA

Valuation Report

12/28/2023

Page 682

Account: 682 Card: 1 of 1

Map/Lot:
 Location:

010-026
 4 FROST COVE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	75%	Access	63,750
0.90	Acres-Rear Land 1	3,000.00	2,700	100%		2,700
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	30%		900
Total Acres 1.90						Land Total 70,350

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,356 Sqft	Grade C 100	Base		105,214
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt		3,900
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1955	0	Typical	Typical	Average	Typical	109,114	
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete			None	74%	100%	100%	80,744

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1955	100	C 100	1.777	Ava.	74%	100%	100%	1,315
Wood Deck	1955	96	C 100	1.018	Ava.	74%	100%	100%	753
Outbuilding Total									2,068

Acpt Land 70,400 **Accepted Bldg** 82,800 **Total** 153,200

PERRY
 Name: CURRY, DOUGLAS
 CURRY, EILEEN

Valuation Report

12/28/2023
 Page 683
 010-017
 213 SHORE RD

Account: 683 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD
 Tree Growth 1998
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved
 TG RECERT YEAR 2021

Sale Data
 Sale Date 03/01/1992
 Sale Price 110,097
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2011 Y Coordinate 0
 Exemption(s) 50 5 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
18.00	Acres-Rear Land 1	3,000.00	54,000	100%		54,000
7.00	Acres-Softwood	135.00	898	100%		898
14.00	Acres-Mixed Wood	165.00	2,195	100%		2,195
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00			Land Total			143,093

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,080 Sqft	Grade B 100	Base	171,623
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-135
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,378
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,915
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,350
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		169,875
1999	0	Typical	Typical	Average			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		154,586
None	None	91%	100%	100%			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1999	398	B 100	10.508	Ava.	91%	100%	100%	9,562
One Storv Frame	1999	88	B 100	2.324	Ava.	91%	100%	100%	2,115
Open Frame Porch	1999	288	B 100	2.970	Ava.	91%	100%	100%	2,703
Wood Deck	1999	133	B 100	1.642	Ava.	91%	100%	100%	1,494
Stable w/Loft	2016	2400	C 100	27.675	Ava.	95%	95%	100%	24,976
Frame Shed	2016	480	C 100	5.681	Ava.	95%	100%	100%	5,397
Outbuilding Total									46,247

Acpt Land 143,100 **Accepted Bldg** 200,800 **Total** 343,900

Valuation Report

Account: 684 Card: 1 of 1

Map/Lot:
 Location:

010-016
 218 SHORE RD

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 10/23/2020
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
10.20	Acres-Rear Land 4	1,000.00	10,200	100%		10,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.20			Land Total			66,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1890	930	D 100	8.430	Ava-	60%	100%	100%	5.058
Frame Garae	1890	468	D 100	9.800	Ava-	60%	100%	100%	5.880
						Outbuilding Total			10,938

Acpt Land 66,200 **Accepted Bldg** 10,900 **Total** 77,100

PERRY
 Name: WASHBURN, JOHN
 WASHBURN, ROBIN C
 Account: 686 Card: 1 of 1

Valuation Report

12/28/2023
 Page 685
 Map/Lot: 010-021
 Location: SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 05/31/2019
 Sale Price 125,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 HOUSE PERMIT 7/2019
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean	85,000.00	104,103	100%		104,103
6.50	Acres-Rear Land 1	3,000.00	19,500	100%		19,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.00			Land Total			129,603

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2019	816	B 110	24.562	Good	95%	100%	100%	23,334	
Outbuilding Total									23,334	
Acpt Land		129,600	Accepted Bldg		23,300	Total			152,900	

PERRY
 Name: RITCHIE, GRAYDON JR

Valuation Report

12/28/2023

Page 686

Map/Lot:

010-023

Account: 687 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean	85,000.00	120,208	90%	Unimproved	108,187	
4.10	Acres-Rear Land 1	3,000.00	12,300	100%		12,300	
Total Acres 6.10			Land Total			120,487	
Acpt Land		120,500	Accepted Bldg		0	Total	120,500

PERRY
 Name: PRESTON, DEAN A
 PRESTON, CALVIN A

Valuation Report

12/28/2023
 Page 687
 014-015-002
 10 SOUTH COOK RD

Account: 688 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Gravel

Sale Data
 Sale Date 06/01/2011
 Sale Price 72,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 GARAGES INCOMPLETE
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Lake	80,000.00	51,846	100%		51,846
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.42						Land Total 56,646

Dwelling Description				Replacement Cost New	
Conventional	One Story	840 Sqft	Grade C 100	Base	81,804
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,327
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,110
FirePlaces	1			Fireplace	5,000
Insulation	None			Insulation	-840
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Typical	Typical	Good	Typical	80,667
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	76,634	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2023	608	B 100	6.062	Ava.	95%	10%	100%	576
2S Frame Garage	2023	1080	B 100	39.158	Ava.	95%	10%	100%	3,720
2S Frame Garage	2023	1680	B 100	56.745	Ava.	95%	10%	100%	5,391
Open Frame Porch	2016	72	C 100	707	Good	95%	100%	100%	672
Outbuilding Total									10,359

Acpt Land 56,600 **Accepted Bldg** 87,000 **Total** 143,600

PERRY
 Name: SEGIEN, VANESSA

Valuation Report

12/28/2023
 Page 688
 004-027
 US RTE ONE

Account: 689 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 10,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800	
Total Acres 25.00			Land Total			28,800	
Acpt Land		28,800	Accepted Bldg		0	Total	28,800

PERRY
Name: ROOD, MILDRED L

Valuation Report

12/28/2023

Page 689

Map/Lot:

005-017

Location:

US RTE ONE OFF

Account: 690 Card: 1 of 1

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street None

Sale Data

Sale Date 02/01/1996
Sale Price 0
Sale Type Land Only
Financing Private Finance
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
8.30	Acres-Rear Land 2	450.00	3,735	50%	1,868	
Total Acres 8.30				Land Total	1,868	
Acpt Land		1,900	Accepted Bldg	0	Total	1,900

PERRY
Name: RAYE, REGINALD

Valuation Report

12/28/2023

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Map/Lot: 011-010

Account: 691 Card: 1 of 1

Location: 25 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 11/22/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Lake	80,000.00	59,867	100%		59,867
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.56			Land Total			65,867

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	560 Sqft	Grade B 100	Base	119,799
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-2,750
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-613
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	121,436
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100%	105,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1989	180	B 100	3.244	Ava.	Phy	Func	Econ	
						87%	100%	100%	2,822
Outbuilding Total									2,822

Accpt Land 65,900 **Accepted Bldg** 108,500 **Total** 174,400

PERRY
 Name: ROW, PETER L
 ROW, GORDON T

Valuation Report

12/28/2023
 Page 691
 007-012
 SHORE RD

Account: 692 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
19.47	Acres-Rear Land 2	450.00	8,762	100%		8,762
Total Acres 20.47			Land Total			19,562
Acpt Land		19,600	Accepted Bldg		0	Total
						19,600

PERRY
Name: DIMAURO, JON F

Valuation Report

12/28/2023

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Map/Lot: 003-009

Account: 693 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

Sale Data
Sale Date 12/05/2012
Sale Price 23,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.89	Acres-Ocean ---	25,000.00	23,585	100%	23,585	
Total Acres 0.89			Land Total		23,585	
Acpt Land		23,600	Accepted Bldg		0	Total
						23,600

PERRY
 Name: RYAN, ALLAN J
 RYAN, CHARLOTTE L

Valuation Report

12/28/2023

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Account: 694 Card: 1 of 1

Map/Lot:
 Location:

015-005
 LAKE RD

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.52	Acres-Lake	80,000.00	57,689	90%	Unimproved	51,920	
Total Acres 0.52			Land Total		51,920		
Accpt Land		51,900	Accepted Bldg		0	Total	
						51,900	

PERRY
 Name: MERRIAM, LOUISE A
 OBERLY, JAMES W

Valuation Report

12/28/2023

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Account: 695 Card: 1 of 1

Map/Lot:
 Location:

002-010-001
 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Sale Data
 Sale Date 09/27/2018
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Ocean	85,000.00	57,650	90%	Unimproved	51,885	
5.06	Acres-Rear Land 1	3,000.00	15,180	100%		15,180	
Total Acres 5.52			Land Total		67,065		
Acpt Land		67,100	Accepted Bldg		0	Total	67,100

PERRY
 Name: MERRIAM, LOUISE A
 OBERLY, JAMES W

Valuation Report

12/28/2023
 Page 695
 002-014
 ISLAND

Account: 696 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 22 ISLAND

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 10/06/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.17	Acres-Rear Land 1	3,000.00	510	100%		510	
Total Acres 0.17			Land Total				510
Acpt Land		500	Accepted Bldg		0	Total	
						500	

PERRY
 Name: GEORGE, VINCENT Z
 GEORGE, DARLA J

Valuation Report

12/28/2023

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Account: 697 Card: 1 of 1

Map/Lot:
 Location:

003-040
 427 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Gravel

Sale Data
 Sale Date 11/21/2016
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 5 50 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 10.00						Land Total 23,850

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade C 100	Base	89,332
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Dry None	Basement	-3,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,235
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Average	Typical	91,187	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		87%	90%	100%	71,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	80	C 100	768	Ava.	87%	90%	100%	601
One Storv Frame	1989	80	C 100	1.690	Ava.	87%	90%	100%	1.323
Wood Deck	1989	336	C 100	2.938	Ava.	87%	90%	100%	2.300
Open Frame Porch	1989	88	C 100	830	Ava.	87%	90%	100%	650
Frame Shed	1989	168	E 100	1.246	Ava.	87%	100%	100%	1.084
Finished Attic	1989	480	C 100	7.620	Ava.	87%	90%	100%	5.966
Frame Shed	1989	350	D 100	3.569	Ava.	87%	100%	100%	3.105
One Storv Frame	1989	240	C 100	5.069	Ava.	87%	90%	100%	3.969
Frame Garage	1989	576	C 100	13.786	Ava.	87%	100%	100%	11.994
Frame Shed	1989	616	E 100	3.536	Poor	66%	100%	100%	2.334
Outbuilding Total									33,326

Acpt Land

23,900 **Accepted Bldg**

104,700 **Total**

128,600

PERRY
Name: NEWELL, ALBERTA J DOWNING

Valuation Report

12/28/2023
Page 697
014-024
30 COOK RD

Account: 698 Card: 1 of 1
Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 05/17/2007
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			44,367

Dwelling Description				Replacement Cost New	
Conventional	One Story	500 Sqft	Grade D 100	Base	51,439
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-4,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-648
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-410
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	2008	Typical	Typical	Average	Typical	46,281
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	39,802	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	280	D 100	2.042	Ava.	86%	100%	100%	1,756
Wood Deck	1987	48	D 100	520	Ava.	86%	100%	100%	447
Outbuilding Total									2,203

Acpt Land 44,400 **Accepted Bldg** 42,000 **Total** 86,400

PERRY
Name: GROSS, LESLIE W

Valuation Report

12/28/2023

Page 698

Map/Lot: 002-017

Account: 699 Card: 1 of 1

Location: 520 Old Eastport Rd

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2011
Sale Price 142,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 HELEN ROMANO DECEASED 11-10-2011
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
0.96	Acres-Rear Land 1	3,000.00	2,880	100%		2,880
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.96						93,880
						Land Total

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	630 Sqft	Grade C 100	Base		100,133
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement		-2,038
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-2,126
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	1995	Typical	Typical	Good	Typical	95,969	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	100%	100%	81,574

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1890	120	C 100	1.210	Good	85%	100%	100%	1.028
Frame Garae	1890	480	D 100	9.967	Ava-	60%	100%	100%	5.980
Outbuilding Total									7,008

Acpt Land	93,900	Accepted Bldg	88,600	Total	182,500
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PERRY
Name: CURTIS, CHARLES P

Valuation Report

12/28/2023
Page 699
008-004
US RTE ONE

Account: 700 Card: 1 of 1
Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities NoneNone
Street None

Sale Data
Sale Date 05/27/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
Total Acres 19.00			Land Total			28,100

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storv Frame	1980	600	E 199	12.608	Fair	72%	100%	100%	9.078
Railroad Car/Box	1981	1	C 10	120	Ava.	84%	100%	100%	101
2S Frame Shed	2018	1720	A 100	40.712	Ava.	95%	20%	100%	7.735
Outbuilding Total									16,914
Accpt Land		28,100	Accepted Bldg		16,900	Total			45,000

PERRY
 Name: DEBRA M NELSON REVOCABLE LIVING TRUST
 NELSON, DEBR M (TRUSTEE) & TRIEBER,
 Account: 701 Card: 1 of 1

Valuation Report

12/28/2023
 Page 700
 016-009
 247 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 03/06/2023
 Sale Price 445,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
28.00	Acres-Rear Land 4	1,000.00	28,000	100%		28,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 29.00						Land Total 84,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,148 Sqft	Grade B 110	Base	200,271
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,578
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,750
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Heavy			Insulation	1,579
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Modern	Modern	Average	Typical	227,053	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	208,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2002	80	B 110	1.056	Ava.	92%	100%	100%	972
Wood Deck	2002	210	B 110	2.653	Ava.	92%	100%	100%	2,441
Frame Garae	2002	768	C 100	17.048	Ava.	92%	100%	100%	15,684
Outbuilding Total									19,097

Acpt Land 84,000 **Accepted Bldg** 228,000 **Total** 312,000

PERRY
 Name: SAVAGE, BETSY C
 SAVAGE, AMY W

Valuation Report

12/28/2023

Page 701

Account: 702 Card: 1 of 1

Map/Lot:
 Location:

013-047-001
 325 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/17/2020
 Sale Price 254,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00			Land Total			56,900

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	840 Sqft	Grade C 115	Base		134,527
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,101
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		13,800
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		725
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	151,153
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		93%	100% 100%	140,572

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	2005	220	C 115	5.343	Ava.	93%	100%	100%	4.969
Frame Garage	2005	390	C 115	12.220	Ava.	93%	100%	100%	11.365
Wood Deck	2005	60	C 115	839	Ava.	93%	100%	100%	780
Open Frame Porch	2005	292	C 115	2.768	Ava.	93%	100%	100%	2.574
Outbuilding Total									19,688

Acpt Land 56,900 **Accepted Bldg** 160,300 **Total** 217,200

PERRY
Name: RAAB, PHILIP C

Valuation Report

12/28/2023
Page 702
013-026+027
731 SHORE RD

Account: 703 Card: 1 of 1
Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/25/2020
Sale Price 41,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.80	Acres-Rear Land 2	450.00	360	100%		360
Total Acres 1.80			Land Total			26,360

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1969	12X46	D 100	14.110	Ava.	40%	100%	100%	5.644
Encl Frame Porch	1969	174	D 100	2.077	Ava.	80%	100%	100%	1.662
Open Frame Porch	1969	102	D 100	769	Ava.	80%	100%	100%	615
Frame Shed	1969	48	E 100	633	Ava.	80%	100%	100%	506
A-Roof.....	1969	552	D 100	1.358	Ava.	80%	100%	100%	1.086
Concrete Slab...	1969	552	D 100	2.263	Ava.	80%	100%	100%	1.810
Outbuilding Total									11,323
Acpt Land		26,400	Accepted Bldg		11,300	Total			37,700

PERRY
 Name: WATSON, ANNA
 WATSON, GERALD

Valuation Report

12/28/2023
 Page 703
 015-030
 136 LAKE RD

Account: 704 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.60	Acres-Misc (Fract)	12,000.00	9,295	100%		9,295	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.60			Land Total		15,295		

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1980	14X76	D 100	23.804	Ava-	30%	100%	100%	7.141
Encl Frame Porch	2000	240	E 100	1.604	Fair	81%	100%	100%	1.299
Wood Deck	2000	64	E 100	381	Poor	71%	100%	100%	271
Open Frame Porch	2000	300	E 100	1.234	Poor	71%	100%	100%	876
							Outbuilding Total		9,587

Accpt Land	15,300	Accepted Bldg	9,600	Total	24,900
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PERRY
 Name: TURNER, DARREN GEORGE
 TURNER, DARCI LISE

Valuation Report

12/28/2023
 Page 704
 015-004
 420 LAKE RD

Account: 705 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/24/2017
 Sale Price 127,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
0.69	Acres-Cranberry	5,000.00	3,450	50%		1,725
Total Acres 1.69			Land Total			86,525

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	480 Sqft	Grade D 110	Base		77,908
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-43
						0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement		-621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,026
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		325
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
2005	0	Typical	Typical	Average				76,543
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None			93%	90%	100%	64,066	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2005	192	D 110	1.474	Ava.	93%	90%	100%	1,234	
Outbuilding Total									1,234	

Acpt Land 86,500 **Accepted Bldg** 65,300 **Total** 151,800

PERRY
Name: DEMOLET, RILEY J

Valuation Report

12/28/2023
Page 705
015-037
214 LAKE RD

Account: 706 Card: 1 of 1 Map/Lot: Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 12/17/2021
Sale Price 14,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 PERMIT FOR NEW 15 x 72 PRE-FAB
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00			Land Total			19,800

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garae	1973	540	C 100	13.175	Ava-	76%	100%	100%	10,013	
Outbuilding Total									10,013	
Accpt Land		19,800	Accepted Bldg		10,000	Total		29,800		

PERRY
Name: MORRISON, JEFFREY S

Valuation Report

12/28/2023
Page 706
015-036
208 LAKE RD

Account: 707 Card: 1 of 1
Map/Lot: Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/09/2016
Sale Price 5,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
44.00	Acres-Rear Land 2	450.00	19,800	100%		19,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 45.00			Land Total			37,800

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	0	576	D 100	11.305	Ava-	60%	100%	100%	6,783
Frame Shed	0	264	E 100	1.736	Poor	40%	50%	100%	347
						Outbuilding Total			7,130
Acpt Land		37,800	Accepted Bldg		7,100	Total		44,900	

PERRY
Name: VARNEY, MICHAEL A (LIFE ESTATE)

Valuation Report

12/28/2023

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Account: 708 Card: 1 of 1

Map/Lot: 014-010
Location: 44 EAGLE COVE LN

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/01/1996
Sale Price 8,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 3902-293 LIFE ESTATE (GRANTEE MICHAEL
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 4 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Lake	80,000.00	56,569	100%		56,569
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.50			Land Total			62,569

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base		146,021
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-2,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1999	0	Typical	Typical	Average	Typical		143,905
Functional Obsolescence							Value(Rcnld)
None							
Economic Obsolescence			Phys. %		Func. % Econ. %		
None			91%		100%		130,954

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1999	144	C 110	1.542	Ava.	91%	100%	100%	1.403
Frame Shed	1999	144	C 100	2.247	Ava.	91%	100%	100%	2.045
Frame Garage	2012	784	B 100	21.650	Ava.	95%	100%	100%	20.568
Unfinished Attic	2012	784	B 100	2.720	Ava.	95%	100%	100%	2.584
Wood Deck	2012	64	C 100	762	Ava.	95%	100%	100%	724
Outbuilding Total									27,324

Acpt Land 62,600 **Accepted Bldg** 158,300 **Total** 220,900

PERRY
 Name: JOHNSON, WINNIE
 JOHNSON, RICHARD
 Account: 710 Card: 1 of 1

Valuation Report

12/28/2023
 Page 708
 015-007-006
 LAKE RD

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.73	Acres-Lake	80,000.00	68,352	90%	Unimproved	61,517	
Total Acres 0.73			Land Total			61,517	
Acpt Land		61,500	Accepted Bldg		0	Total	61,500

PERRY
 Name: SHAIN,HARRY A HEIRS

Valuation Report

12/28/2023

Page 709

Account: 711 Card: 1 of 1

Map/Lot:
 Location:

010-038
 425 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Dug Well
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Ocean	85,000.00	73,612	100%		73,612
1.75	Acres-Rear Land 1	3,000.00	5,250	100%		5,250
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.50			Land Total			80,662

Outbuildings/Additions/Improvements							Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func Econ	Rcnld
8Mobile Home	0							200
----- S O U N D V A L U E -----								200
Outbuilding Total								200
Accpt Land		80,700	Accepted Bldg		200	Total		80,900

PERRY
Name: SHAIN,HARRY A HEIRS

Valuation Report

12/28/2023

Page 710

Account: 712 Card: 1 of 1

Map/Lot:
Location:

010-039
426 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Dug WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
20.00	Acres-Rear Land 4	1,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 23.00			Land Total			75,700

Dwelling Description				Replacement Cost New	
Conventional	Two Story	624 Sqft	Grade D 110	Base	90,588
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,824
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,608
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,126
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	1920	Old Type	Old Type	Below Average	Typical	91,246
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	89%	100%
						Value(Rcnld)
						48,725

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 1/2 Storv Fr	1875	448	D 110	11.606	Ava-	Phy	Func	Econ	6,198
Frame Shed	1875	280	E 100	1.818	Fair	60%	89%	100%	909
Open Frame Porch	1875	120	D 110	972	Ava-	60%	89%	100%	519
Outbuilding Total									7,626

Acpt Land 75,700 **Accepted Bldg** 56,400 **Total** 132,100

PERRY
Name: BRICE, COLEMAN

Valuation Report

12/28/2023

Page 711

Map/Lot: 009-022

Account: 713 Card: 1 of 1

Location: 299 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 03/13/2015
Sale Price 10,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.83	Acres-Rear Land 2	450.00	374	100%		374
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.83			Land Total			18,374

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,032 Sqft	Grade D 100	Base		72,116
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		-836
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,227
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	Poor	Typical	72,507	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		51%	48%	100%	17,750

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1955	132	D 100	1.725	Poor	51%	48%	100%	422
Frame Garage	1955	280	E 100	4.378	Poor	51%	50%	100%	1,116
Outbuilding Total									1,538

Acpt Land 18,400 **Accepted Bldg** 19,300 **Total** 37,700

PERRY
 Name: RICKER, DARLINGTON
 RICKER, LOUISE

Valuation Report

12/28/2023

Page 712

Account: 714 Card: 1 of 1

Map/Lot:
 Location:

018-021
 4 LITTLE RIVER DR

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 12/03/2021
 Sale Price 24,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
0.35	Acres-Rear Land 2	450.00	158	100%		158	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 1.35			Land Total			18,158	
Acpt Land		18,200	Accepted Bldg		0	Total	18,200

PERRY
 Name: RICKER, DARLINGTON
 RICKER, LOUISE

Valuation Report

12/28/2023

Page 713

Account: 715 Card: 1 of 1

Map/Lot:
 Location:

018-023
 7 LITTLE RIVER RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Below Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/05/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Misc (Fract)	12,000.00	9,968	100%		9,968	
Total Acres 0.69					Land Total	9,968	
Acpt Land		10,000	Accepted Bldg		0	Total	10,000

PERRY
 Name: LEITER,SUSAN S & EDWARD H
 SUSAN A LEITER LIVING TRUST

Valuation Report

12/28/2023

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Account: 716 Card: 1 of 1

Map/Lot:
 Location:

016-025
 12 HORSE LANDING RD

Neighborhood 20 GIN COVE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 12/01/1998
 Sale Price 160,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782
1.00	Acres-Rear Land 4	1,000.00	1,000	100%		1,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00					Land Total	84,782

Dwelling Description

Replacement Cost New

Conventional	One Story	672 Sqft	Grade B 100	Base	90,474
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,218
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	11,085
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Typical	Typical	Average	Typical	103,197	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	88,749

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1991	240	B 100	2.506	Ava.	86%	100%	100%	2.155
Wood Deck	1991	378	B 100	4.092	Ava.	86%	100%	100%	3.519
Frame Shed	1991	96	D 100	1.440	Ava.	88%	100%	100%	1.267
2S Frame Garaae	1992	576	C 100	19.507	Ava.	88%	100%	100%	17.166
Finished Attic	1992	576	C 100	8.244	Ava.	88%	100%	100%	7.255
Wood Deck	1987	64	C 100	762	Ava.	86%	100%	100%	655
Outbuilding Total									32,017

Acpt Land

84,800

Accepted Bldg

120,800

Total

205,600

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

12/28/2023

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Map/Lot:

005-002

Location:

OLD COUNTY RD

Account: 717 Card: 1 of 1

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 06/15/2012
 Sale Price 120,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 OPEN SPACE

Reference 2

Tran/Land/Bldg 0 5 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Ocean/Cove	50,000.00	86,603	5%	Restrictio	4,330	
10.00	Acres-Rear Land 1	3,000.00	30,000	5%	Restrictio	1,500	
Total Acres 13.00			Land Total			5,830	

Acpt Land 5,800 **Accepted Bldg** 0 **Total** 5,800

PERRY
 Name: BARRETT, JACOB T
 BARRETT, SUZANNE SAUNDERS
 Account: 718 Card: 1 of 1

Valuation Report

12/28/2023
 Page 716
 008-006
 OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 07/13/2012
 Sale Price 14,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.02	Acres-Ocean ---	25,000.00	35,532	90%	Unimproved	31,979	
Total Acres 2.02			Land Total		31,979		
Acpt Land		32,000	Accepted Bldg		0	Total	32,000

PERRY
 Name: TROTT, SHIRL H

Valuation Report

12/28/2023
 Page 717
 004-014
 9 SMALL LN

Account: 719 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Above Street
 Utilities All PublicSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 11/25/2003
 Sale Price 5,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-Misc (Fract)	12,000.00	4,327	100%		4,327	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.13			Land Total				7,327

Acpt Land	7,300	Accepted Bldg	0	Total	7,300
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PERRY
 Name: BERGER, ELIZABETH
 BERGER, ERIC

Valuation Report

12/28/2023

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Account: 720 Card: 1 of 1

Map/Lot:
 Location:

016-034
 33 GIN COVE RD

Neighborhood 20 GIN COVE RD

Sale Data

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 08/05/2000
 Sale Price 175,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 27,350

Dwelling Description

Replacement Cost New

Ranch	One & 1/2 Story	960 Sqft	Grade C 110	Base	129,710
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,564
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	Typical	Typical	Average	Typical	132,746	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		83%	100%	100%	110,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Garae	1978	440	E 100	5.738	Poor	61%	100%	100%		3,500
Outbuilding Total										3,500

Acpt Land

27,400

Accepted Bldg

113,700

Total

141,100

PERRY
 Name: CLOSSEY, ROBERT W

Valuation Report

12/28/2023

Page 719

Map/Lot:

004-009

Location:

OLD EASTPORT RD

Account: 721 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 01/01/1996
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
55.00	Acres-Rear Land 2	450.00	24,750	100%		24,750	
Total Acres 56.00			Land Total		42,750		
Acpt Land		42,800	Accepted Bldg		0	Total	42,800

PERRY
 Name: LEFEVRE, EUGENE B

Valuation Report

12/28/2023

Page 720

Map/Lot:

003-030

Location:

CANNON HILL RD

Account: 722 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 09/21/2020
 Sale Price 100,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
5.00	Acres-Rear Land 3(>100)	300.00	1,500	100%		1,500	
Total Acres 106.00			Land Total			57,300	
Accpt Land		57,300	Accepted Bldg		0	Total	57,300

PERRY
 Name: LEFEVRE, EUGENE B

Valuation Report

12/28/2023

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Map/Lot:

002-004

Location:

CANNON HILL RD

Account: 723 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Semi-Improved

Sale Data
 Sale Date 09/21/2020
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Ocean/Cove	50,000.00	193,649	75%	Unimproved	145,237
50.00	Acres-Rear Land 1	3,000.00	150,000	60%	View/Envir	90,000
52.00	Acres-Rear Land 2	450.00	23,400	100%		23,400
Total Acres 117.00			Land Total			258,637

Accpt Land 258,600 **Accepted Bldg** 0 **Total** 258,600

PERRY
Name: SMITH, ERNEST JR

Valuation Report

12/28/2023
Page 722
004-010-001
11 A SMITH LN

Account: 724 Card: 1 of 1 Map/Lot: Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 (LIFE ESTATE) TO ANNIE SMITH

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.60	Acres-Rear Land 2	450.00	720	100%		720
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.60					Land Total	26,720

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	588 Sqft	Grade D 70	Base	55,542
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet 1/2 Bmt	Basement	-1,202
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-737
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	882	Insulation	-506
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	0	Old Type	Old Type	Poor	Typical	53,097	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		40%	89%	100%	18,903

Acpt Land 26,700 **Accepted Bldg** 18,900 **Total** 45,600

PERRY
Name: ADAMS, PRISCILLA

Valuation Report

12/28/2023

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Account: 725 Card: 1 of 1

Map/Lot: 012-025
Location: 1486 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 08/06/2019
Topography	Above Street	Sale Price 168,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description			Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit				
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.96	Acres-Rear Land 2	450.00	432	100%		432
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.96			Land Total			26,432

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	966 Sqft	Grade B 100	Base	112,180
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,751
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1976	0	Typical	Typical	Above Average	Typical		113,931
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)		
None	None	84%	100%	100%	95,702		

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
One Storv Frame	2006	288	B 100	7.604	Ava+	84%	100%	100%	6.387	
Wood Deck	2006	544	B 100	5.752	Ava+	84%	100%	100%	4.832	
2S Frame Garaae	1976	720	B 100	28.605	Ava+	84%	100%	100%	24.028	
Swimmina Pool	1976	920	B 100	17.250	Ava+	84%	100%	100%	14.490	
Patio	1976	432	B 100	4.675	Ava+	84%	100%	100%	3.927	
Frame Shed	1976	420	E 100	2.534	Ava.	82%	100%	100%	2.078	
Frame Shed	1976	144	B 100	2.809	Ava+	84%	100%	100%	2.360	
Outbuilding Total									58,102	

Acpt Land	26,400	Accepted Bldg	153,800	Total	180,200
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PERRY
 Name: BROWN, PETER W
 BROWN, JESSICA M

Valuation Report

12/28/2023
 Page 724
 012-020
 JOHNSON RD

Account: 726 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 2 JOHNSON RD

Sale Data	
Sale Date	01/27/2020
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential .
 Topography Below Street
 Utilities Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
38.60	Acres-Rear Land 2	450.00	17,370	100%		17,370
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 39.60			Land Total			32,370

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Shed	1985	980	C 100	15.944	Ava.	86%	100%	100%	13,712	
Outbuilding Total									13,712	
Accpt Land		32,400	Accepted Bldg		13,700	Total		46,100		

PERRY
 Name: BROWN, PETER WESLEY
 BROWN, MARIE JESSICA
 Account: 727 Card: 1 of 1

Valuation Report

12/28/2023
 Page 725
 Map/Lot: 012-016+021
 Location: 145 JOHNSON RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 01/27/2020
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
60.00	Acres-Rear Land 2	450.00	27,000	100%		27,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 61.00						Land Total 45,000

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	800 Sqft	Grade C 100	Base		113,771
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet None	Basement		-4,600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,896
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1982	Typical	Typical	Average	Typical	107,275
Functional Obsolescence						Value(Rcnld)
None				Phys. %	Func. % Econ. %	66,242
				65%	95% 100%	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1840	120	D 100	1.641	Ava.	Phy	Func	Econ	1.067
Wood Deck	1840	100	D 100	861	Ava.	65%	100%	100%	560
Frame Shed	1840	979	D 100	8.840	Ava-	60%	100%	100%	5.304
Outbuilding Total									6,931

Acpt Land 45,000 **Accepted Bldg** 73,200 **Total** 118,200

PERRY
 Name: PAIVA, JOHN C
 MERCER, JACQUELINE L
 Account: 729 Card: 1 of 1

Valuation Report

12/28/2023
 Page 726
 006-015
 MAHAR LN

Map/Lot:
 Location:

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 12/30/2022
 Sale Price 35,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Access	10,800	
31.00	Acres-Rear Land 2	450.00	13,950	100%		13,950	
Total Acres 32.00			Land Total			24,750	
Acpt Land		24,800	Accepted Bldg		0	Total	24,800

PERRY
Name: SMITH, ROSELETA

Valuation Report

12/28/2023

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Map/Lot:

003-029

Location:

229 CANNON HILL RD

Account: 730 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled Well
Street Gravel

Sale Data
Sale Date 06/19/2013
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.00			Land Total			15,000

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phv	Percent Good Func Econ	Rcnld
Hollv Park	M/H	1975						0
----- S O U N D V A L U E -----								
Outbuilding Total							0	
Acpt Land		15,000	Accepted Bldg		0		Total	15,000

PERRY
Name: JUREWICZ, DARLENE

Valuation Report

12/28/2023

Page 728

Map/Lot:

006-029

Location:

921 US RTE ONE

Account: 731 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/2019
Sale Price 42,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.88	Acres-Rear Land 2	450.00	2,646	100%		2,646
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.88			Land Total			20,646

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1987	14X75	B 100	30.893	Good	63%	100%	100%	19.401
Railroad Car/Box	1987	1	C 100	1.200	Ava.	86%	100%	100%	1.032
Concrete Slab...	1987	1050	C 100	5.250	Ava.	86%	100%	100%	4.515
Outbuilding Total									24,948
Acpt Land		20,600	Accepted Bldg		24,900	Total			45,500

PERRY
 Name: SPINNEY,JOHN L;THERIAULT,KAREN A 1/2 &
 SPINNEY,JAMES H & RONALD J 1/2
 Account: 732 Card: 1 of 1

Valuation Report

12/28/2023
 Page 729
 009-051
 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 02/01/2002
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1 UNDIVIDED INTERES
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050	
Total Acres 10.00			Land Total			22,050	
Acpt Land		22,100	Accepted Bldg		0	Total	22,100

Account: 733 Card: 1 of 1

Map/Lot: 010-001
Location: 1429 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 11/23/2010
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 1 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
16.92	Acres-Rear Land 2	450.00	7,614	100%		7,614
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.92						Land Total 33,614

Dwelling Description				Replacement Cost New	
Conventional	Two Story	572 Sqft	Grade C 100	Base	96,226
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,144
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	Typical	Typical	Average	Typical	93,195
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	57,548	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1900	154	C 100	2.329	Ava.	65%	95%	100%	1.438
Two Storv Frame	1900	192	C 100	6.002	Ava.	65%	95%	100%	3.706
Open Frame Porch	1900	128	C 100	1.139	Ava.	65%	95%	100%	703
Encl Frame Porch	1900	112	C 100	1.900	Ava.	65%	95%	100%	1.173
Frame Shed	1900	320	C 100	4.045	Ava.	65%	95%	100%	2.498
3 Storv/Basement	1900	200	E 100	9.900	Poor	40%	50%	100%	1.980
Outbuilding Total									11,498

Acpt Land	33,600	Accepted Bldg	69,000	Total	102,600
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PERRY
Name: SPINNEY, RONALD

Valuation Report

12/28/2023
Page 731
010-001-A
US RTE ONE

Account: 734 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1900	870	E 100	9.390	Poor	40%	100%	100%	3,756
Outbuilding Total									3,756
Accpt Land			0	Accepted Bldg		3,800	Total		3,800

PERRY
 Name: SPRAGUE, RAYMOND P
 JACKSON, ALICE S

Valuation Report

12/28/2023

Page 732

Account: 735 Card: 1 of 1

Map/Lot:
 Location:

003-025
 LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Gravel

Sale Data
 Sale Date 03/31/2004
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
46.61	Acres-Rear Land 3(>100)	300.00	13,983	100%		13,983	
Total Acres 147.61			Land Total		72,483		
Accpt Land		72,500	Accepted Bldg		0	Total	72,500

PERRY
 Name: POTTER, ELISABETH

Valuation Report

12/28/2023
 Page 733
 003-028-001
 CANNON HILL RD

Account: 736 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Above Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 11/01/2021
 Sale Price 9,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
1.10	Acres-Rear Land 2	450.00	495	100%		495	
Total Acres 2.10			Land Total		11,295		
Acpt Land		11,300	Accepted Bldg		0	Total	
						11,300	

PERRY
Name: TYPHOON, LLC

Valuation Report

12/28/2023

Page 734

Map/Lot: 014-001

Account: 737 Card: 1 of 1

Location: NO PUBLIC RD FRONT

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 1972
Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel
TG RECERT YEAR 2023

Sale Data
Sale Date 06/01/1999
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1 OFF SOUTH MEADOW RD
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2023 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
46.00	Acres-Mixed Wood	165.00	7,211	100%		7,211	
56.00	Acres-Hardwood	130.00	6,916	100%		6,916	
29.00	Acres-Wasteland	120.00	3,480	100%		3,480	
2.00	Acres-Class 2 Rds	1,200.00	2,400	100%		2,400	
29.00	Acres-Softwood	135.00	3,719	100%		3,719	
Total Acres 162.00			Land Total		23,726		

Accpt Land	23,700	Accepted Bldg	0	Total	23,700
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PERRY
 Name: SPEARIN, RONALD
 SPEARIN, MARY ANNE
 Account: 738 Card: 1 of 1

Valuation Report

12/28/2023
 Page 735
 008-014
 LITTLE EGYPT RD

Map/Lot:
 Location:

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 02/19/2013
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	75%	Access	15,000	
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500	
Total Acres 11.00			Land Total			19,500	
Acpt Land		19,500	Accepted Bldg		0	Total	19,500

PERRY
 Name: CALDER, STEPHEN
 CALDER, STARR

Valuation Report

12/28/2023
 Page 736
 006-001
 US RTE ONE

Account: 739 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 12/20/2013
 Sale Price 17,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550	
Total Acres 20.00			Land Total		26,550		
Acpt Land		26,600	Accepted Bldg		0	Total	26,600

PERRY
 Name: CALDER, STEPHEN
 CALDER, STARR

Valuation Report

12/28/2023
 Page 737
 006-003
 US RTE ONE

Account: 740 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 1 NO PUBLIC RD FRONT

Sale Data
 Sale Date 12/20/2013
 Sale Price 17,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00			Land Total		11,250		
Acpt Land		11,300	Accepted Bldg		0	Total	11,300

PERRY
 Name: MARAFINO, MARGARET

Valuation Report

12/28/2023
 Page 738
 001-003-001-015
 BIRCH ST

Account: 741 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 03/04/2004
 Sale Price 45,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.40	Acres-Ocean/Cove	50,000.00	59,161	90%	Unimproved	53,245	
10.10	Acres-Rear Land 1	3,000.00	30,300	60%	View/Envir	18,180	
Total Acres 11.50			Land Total		71,425		

Acpt Land	71,400	Accepted Bldg	0	Total	71,400
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PERRY
 Name: STANHOPE, HEIRS OF JAMES A&

Valuation Report

12/28/2023

Page 739

Map/Lot:

006-033

Account: 742 Card: 1 of 1

Location:

30 OLD EASTPORT RD

Neighborhood 15 CROSS RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Misc (Fract)	12,000.00	11,510	100%		11,510
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.92			Land Total			17,510

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	0	768	D 100	13.979	Ava-	60%	100%	100%	8,387
Frame Shed	0	64	E 100	714	Ava-	60%	100%	100%	428
						Outbuilding Total			8,815
Acpt Land		17,500	Accepted Bldg		8,800	Total		26,300	

PERRY
Name: DIMAURO, JON

Valuation Report

12/28/2023

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Account: 743 Card: 1 of 1

Map/Lot:
Location:

003-007
LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

Sale Data
Sale Date 08/15/2009
Sale Price 26,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.70	Acres-Ocean ---	25,000.00	20,917	100%	20,917	
Total Acres 0.70				Land Total	20,917	
Acpt Land		20,900	Accepted Bldg	0	Total	20,900

PERRY
Name: EARLEY, CHARLES

Valuation Report

12/28/2023
Page 741
003-005
ISLAND

Account: 744 Card: 1 of 1 Map/Lot: Location:

Neighborhood 22 ISLAND

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

Sale Data
Sale Date 12/01/1996
Sale Price 40,000
Sale Type Land Only
Financing Unknown
Verified Buyer
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean/Cove	50,000.00	70,711	75%	Access	53,033
0.70	Acres-Rear Land 1	3,000.00	2,100	100%		2,100
Total Acres 2.70			Land Total			55,133

Dwelling Description				Replacement Cost New		
Conventional	One Story	196 Sqft	Grade SC100	Base		30,146
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-1,183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-290
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,960
Attic	3/4 Finished			Attic		3,055
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	27,768
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		generator only		90%	100%	90%
						Value Rcnd
						22,555

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1997	70	SC100	456	Ava.	90%	100%	90%	370
Outbuilding Total									370

Accpt Land 55,100 **Accepted Bldg** 22,900 **Total** 78,000

PERRY
 Name: DOW,TAMMY;PERRY,STEPHANIE;STEVENS,
 STEVENS,TIMOTHY & STEVENS,GREGORY
 Account: 745 Card: 1 of 1

Valuation Report

12/28/2023
 Page 742
 009-012-001
 41 SOUTH MEADOW RD

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 5.00			Land Total			13,800

Outbuildings/Additions/Improvements							Value									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld								
8Mobile Home	0			----	S	O	U	N	D	V	A	L	U	E	----	200
							Outbuilding Total	200								
Acpt Land		13,800	Accepted Bldg		200	Total		14,000								

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 08/31/2007
Topography	Rolling	Sale Price 139,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description			Total Fctr	Influence	Value
Units	Method - Description	Price/Unit			
1.00	Acres-Baslot (Fract)	20,000.00	20,000 100%		20,000
2.20	Acres-Rear Land 2	450.00	990 100%		990
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 3.20			Land Total		26,990

Dwelling Description				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	79,952
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1975	0	Typical	Typical	Average	Typical		79,952
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	82%	100%	100%	65,561		

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1975	192	C 100	4.055	Ava.	82%	100%	100%	3.325
Wood Deck	1975	104	C 100	1.082	Ava.	82%	100%	100%	887
Frame Shed	1975	48	C 100	1.266	Ava.	82%	100%	100%	1.038
Wood Deck	1975	48	C 100	634	Ava.	82%	100%	100%	520
Outbuilding Total								5,770	

Acpt Land	27,000	Accepted Bldg	71,300	Total	98,300
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Account: 747 Card: 1 of 1

Map/Lot: 016-005
Location: 1853 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 07/01/1998
Topography	Above Street	Sale Price 130,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
8.46	Acres-Rear Land 2	450.00	3,807	100%		3,807
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.46						Land Total 29,807

Dwelling Description				Replacement Cost New	
Double Wide	Two Story	960 Sqft	Grade B 100	Base	130,148
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,480
Rooms	8				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	1985	Typical	Typical	Average	Typical	146,128
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	112,519	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1963	672	B 100	17.741	Ava.	77%	100%	100%	13.661
Unfinished Attic	1963	672	B 100	2.510	Ava.	77%	100%	100%	1.933
Open Frame Porch	1963	143	B 100	1.569	Ava.	77%	100%	100%	1.208
Wood Deck	1963	690	B 100	7.212	Ava.	77%	100%	100%	5.553
Open Frame Porch	1963	120	B 100	1.348	Ava.	77%	100%	100%	1.038
Frame Garage	1963	840	C 100	18.272	Ava-	72%	100%	100%	13.156
Frame Shed	1963	77	E 100	781	Ava.	77%	100%	100%	601
Frame Shed	1963	324	E 100	2.043	Ava.	77%	100%	100%	1.573
Ridina Arena	1963	4800	D 100	39.360	Ava.	77%	100%	100%	30.307
Outbuilding Total									69,030

Acpt Land	29,800	Accepted Bldg	181,500	Total	211,300
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Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 10/04/2022
Sale Price 183,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Ocean/Cove	50,000.00	37,749	100%		37,749
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.57			Land Total			43,749

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,344 Sqft	Grade C 100	Base	86,336
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	78,022
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	73,341	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	2006	170	C 100	3.590	Ava.	94%	100%	100%	3.375
Open Frame Porch	2006	110	C 100	1.000	Ava.	94%	100%	100%	940
Wood Deck	2006	590	C 100	4.970	Ava.	94%	100%	100%	4.672
Frame Shed	2006	96	D 100	1.440	Ava.	94%	100%	100%	1.354
Outbuilding Total									10,341

Acpt Land	43,700	Accepted Bldg	83,700	Total	127,400
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PERRY
 Name: CONLEY-HILL, BETH
 HILL, GLEN S

Valuation Report

12/28/2023

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Account: 751 Card: 1 of 1

Map/Lot:
 Location:

013-048-002
 13 BERGER FARM RD

Neighborhood 20 GIN COVE RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Date 04/15/2021
 Sale Price 350,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 CONDITION? PRICE
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	80,000.00	80,000	100%		80,000
0.40	Acres-Rear Land 1	3,000.00	1,200	100%		1,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40					Land Total	87,200

Dwelling Description

Replacement Cost New

Conventional	Two Story	999 Sqft	Grade B 100	Base	163,436
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,249
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Floor/Wall Unit	Cooling	0% None	Heat	-8,518
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,498
Unfin. Living Area	9%			Unfinished	-1,349

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Modern	Modern	Average	Typical	142,322	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	133,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	222	B 100	2.332	Ava.	94%	100%	100%	2,192
Open Frame Porch	2007	60	B 100	768	Ava.	94%	100%	100%	722
Outbuilding Total									2,914

Acpt Land

87,200

Accepted Bldg

136,700

Total

223,900

PERRY
 Name: STOLL, GEORGE III
 STOLL, MARY C III

Valuation Report

12/28/2023

Page 747

Account: 752 Card: 1 of 1

Map/Lot: 011-023+024+25+26
 Location: 38 ROYS WAY SOUTH

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Lake	80,000.00	113,137	100%		113,137
5.70	Acres-Rear Land 2	450.00	2,565	100%		2,565
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.70			Land Total			121,702

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	720 Sqft	Grade C 110	Base		119,740
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,400
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1990	Typical	Typical	Average	Typical	124,140
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%		101,795

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Wood Deck	1975	80	D 100	730	Ava.	82%	100%	100%		599
Outbuilding Total										599

Acpt Land 121,700 **Accepted Bldg** 102,400 **Total** 224,100

PERRY
 Name: CIANCHETTE, JAMES A

Valuation Report

12/28/2023
 Page 748
 013-050-001
 GIN COVE RD

Account: 753 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/01/1993
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.60	Acres-Ocean	85,000.00	107,517	50%	Unimproved	53,759	
Total Acres 1.60			Land Total		53,759		
Acpt Land		53,800	Accepted Bldg		0	Total	
						53,800	

PERRY
Name: NORTON, BRUCE M JR

Valuation Report

12/28/2023
Page 749
009-046+048
US RTE ONE

Account: 754 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 03/15/2017
Sale Price 17,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	50%	Size/Shape	10,000
45.40	Acres-Rear Land 2	450.00	20,430	100%		20,430
2.00	# -Lot Improvements	3,000.00	6,000	50%	Size/Shape	3,000
Total Acres 46.40			Land Total			33,430

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1960	12X60	D 100	17.260	Ava.	40%	100%	100%	6.904
One Storv Frame	1960	40	D 100	693	Ava.	76%	100%	100%	527
						Outbuilding Total			7,431
Accpt Land		33,400	Accepted Bldg		7,400	Total		40,800	

PERRY
Name: RODMAN, FRANCINE K

Valuation Report

12/28/2023

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Account: 755 Card: 1 of 1

Map/Lot:
Location:

015-015-001
805 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 10/22/2013
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.58	Acres-Rear Land 2	450.00	1,611	100%		1,611
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 4.58						Land Total 18,111

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,512 Sqft	Grade B 100	Base	139,128
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,741
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	945
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition			
2005	0	Typical	Typical	Average			153,314
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			93%	100%	100%	142,582

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2005	160	B 100	1.912	Ava.	93%	100%	100%	1.778
Frame Shed	2005	240	E 100	1.614	Ava-	88%	100%	100%	1.420
Outbuilding Total									3,198

Acpt Land 18,100 **Accepted Bldg** 145,800 **Total** 163,900

PERRY

Valuation Report

12/28/2023

Name: FRADETTE, ROBERT R

Page 751

FRADETTE, PATRICIA B

Map/Lot:

002-011

Account: 756 Card: 1 of 2

Location:

91 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Baselot (Fract) and -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phv, Func, Econ, Value Rcnld. Rows include Unfin Basement, Wood Deck, Patio, Bulkhead, Open Frame Porch, Frame Shed.

Acpt Land

48,000

Accepted Bldg

105,100 Total

153,100

PERRY
 Name: FRADETTE, ROBERT R
 FRADETTE, PATRICIA B

Valuation Report

12/28/2023

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Account: 756 Card: 2 of 2

Map/Lot:
 Location:

002-011
 91 Lincoln Cove Rd

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Residential .
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	576 Sqft	Grade C 110	Base	70,008
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-1,267
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,290
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,001
Rooms	3				
Bedrooms	1	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1984	0	Typical	Typical	Average	85%	100%	100%			72,030
Functional Obsolescence		Economic Obsolescence								
None		None								61,226
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1984	192	C 110	1.965	Ava.	85%	100%	100%	1,670	
							Outbuilding Total			1,670
Acpt Land			0	Accepted Bldg		62,900	Total		62,900	

PERRY
Name: FRADETTE, ROBERT R
FRADETTE, PATRICIA B
Account: 756

Valuation Report

12/28/2023
Page 753
002-011
91 Lincoln Cove Rd

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	48,000	105,100	153,100	48,000	105,100	153,100
2	0	62,900	62,900	0	62,900	62,900
TOTAL	48,000	168,000	216,000	48,000	168,000	216,000

PERRY
 Name: PARK, TAI HYUN

Valuation Report

12/28/2023
 Page 754
 013-050-009
 GIN COVE RD

Account: 757 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 06/22/2020
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.33	Acres-Ocean	85,000.00	98,027	50%	Unimproved	49,013	
Total Acres 1.33			Land Total		49,013		
Acpt Land		49,000	Accepted Bldg		0	Total	49,000

PERRY
 Name: JOHNSON, HOWARD II
 JOHNSON, AMY

Valuation Report

12/28/2023

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Account: 758 Card: 1 of 1

Map/Lot:
 Location:

018-026
 27 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 10/01/2001
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 1.50						Land Total 17,025

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	92,585
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-910
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1973	Typical	Typical	Average	Typical	94,635
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1890	364	C 100	7.688	Ava.	65%	100%	100%	4.997
Unfinished Attic	1890	364	C 100	1.546	Ava.	65%	100%	100%	1.005
Frame Garaae	1890	576	D 100	11.305	Poor	40%	100%	100%	4.522
Outbuilding Total									10,524

Acpt Land

17,000

Accepted Bldg

72,000

Total

89,000

PERRY
Name: BERGERON, PAULA M

Valuation Report

12/28/2023
Page 756

Account: 759 Card: 1 of 1

Map/Lot: 001-003-001-006
Location: 52 COBSCOOK DR

Neighborhood 7 BIRCH PT RD
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/09/2022
Sale Price 535,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Ocean	85,000.00	134,397	100%		134,397
8.10	Acres-Cranberry	5,000.00	40,500	100%		40,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.60			Land Total			180,897

Dwelling Description				Replacement Cost New	
Conventional	One Story	952 Sqft	Grade B 110	Base	121,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	-2,618
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,363
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,924
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	655
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	131,944
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		no electricity..		94%	100%	86%
						Value(Rcnd)
						106,043

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value
One Story Frame	2006	224	B 110	6.505	Ava.	5.228
Wood Deck	2006	224	B 110	2.807	Ava.	2.256
Outbuilding Total						7,484

Acpt Land 180,900 **Accepted Bldg** 113,500 **Total** 294,400

PERRY
Name: CARVER SHELLFISH, INC

Valuation Report

12/28/2023

Page 757

Map/Lot:

008-007+008

Location:

81 US RTE ONE

Account: 760 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data
Sale Date 12/31/2014
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 2 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	30,000.00	42,426	100%		42,426
4.50	Acres-Rear Land 2	450.00	2,025	100%		2,025
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.50					Land Total	50,451

Commercial Description						
Occupancy Type	Laboratory.....		Stor.Warehouse..			
Class & Quality	Frame.....Good		Steel Frame Good			
# Dwelling Units	1		0			
Exterior	Wood Siding		Aluminum/Vinyl			
Stories & Height	1 STORY @ 8'		1 STORY @ 14'			
Heating/Cooling	Forced Warm Air		Forced Warm Air			
Built	1987		2004			
Remodeled	2004		0			
Base Cost/Sqft		91.93			37.55	
Heat-Cool/Sqft	+	3.05			3.17	
Total		94.98			40.72	
Size Factor	X	1.029			1.288	
Adjusted Cost/Sqft		97.73			52.45	
Total Square Feet	X	1,800			1,500	
Replacement Cost		175,914			78,675	
Condition	Good		Good			
% Good Physical	X	.82			.92	
Functional	X	1.00			1.00	
Subtotal		144,249			72,381	
Economic Factor	X 1.00		Total Value		216,630	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Finished Attic	1991	720	C 100	9.180	Good	93%	100%	100%	8.537	
Open Frame Porch	1991	96	C 100	892	Good	93%	100%	100%	830	
Outbuilding Total									9,367	

Acpt Land 50,500 **Accepted Bldg** 226,000 **Total** 276,500

PERRY
Name: CYR, KYLE K

Valuation Report

12/28/2023
Page 758
008-011-001
82 US RTE ONE

Account: 761 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5	ROUTE 1					Sale Data
Zoning/Use	Rural.....					Sale Date 07/30/2021
Topography	Rolling					Sale Price 0
Utilities	Drilled WellSeptic System					Sale Type Land & Buildings
Street	Paved					Financing Unknown
						Verified Public Record
						Validity Related Parties

Reference 1
Reference 2 27x72 1 story house bsmt 3/22
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 22.00			Land Total			35,450

Dwelling Description				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade D 110	Base	101,090
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,378
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,189
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,536	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Below Average	Inadeq.	96,935
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	95%	100%
						Value(Rcnld)
						78,275

Acpt Land	35,500	Accepted Bldg	78,300	Total	113,800
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PERRY
 Name: LININDOLL, RUPERT J
 CHAPMAN, JAMES GLY

Valuation Report

12/28/2023
 Page 759
 015-046
 15 LAKE RD

Account: 762 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/07/2005
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 7 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 18,450

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	667 Sqft	Grade C 100	Base		103,101
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-67
						0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,450
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	Floor & Stairs			Attic		1,167
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2000	Typical	Typical	Good	Typical	110,317
Functional Obsolescence						Value(Rcnld)
None				85%	100%	93,769

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1850	294	C 100	6.209	Good	5.278
Frame Shed	2000	196	C 110	3.056	Ava.	2.781
Frame Garage	2000	528	C 110	14.268	Ava.	12.984
Unfinished Attic	2000	528	C 110	1.971	Ava.	1.794
Frame Shed	1850	216	D 100	2.446	Ava.	1.590
Frame Shed	1850	504	D 100	4.859	Ava.	3.158
Outbuilding Total						27,585

Acpt Land 18,500 **Accepted Bldg** 121,400 **Total** 139,900

PERRY
Name: BRODIE, BRIAN

Valuation Report

12/28/2023

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Map/Lot:
Location:

018-005+006

40 MARSHALL LN

Account: 763 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Above Street
Utilities Public WaterSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/23/2017
Sale Price 64,044
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 bbrodie09@alumni.unity.edu

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
12.70	Acres-Rear Land 2	450.00	5,715	100%		5,715
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.70						Land Total 23,715

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	896 Sqft	Grade B 100	Base	153,964
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,842
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	980
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Below Average	Typical	157,786
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						Value(Rcnld)
						130,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Stable w/Loft	1989	864	C 100	11.670	Ava.	87%	100%	100%	10.153
Open Frame Porch	1989	120	C 100	1.078	Ava.	87%	100%	100%	938
Wood Deck	1991	396	B 100	4.272	Ava-	83%	100%	100%	3.546
Wood Deck	1991	112	B 100	1.432	Ava-	83%	100%	100%	1.189
Bulkhead	1991	24	B 100	1.250	Ava-	83%	100%	100%	1.038
Frame Shed	1991	320	C 100	4.045	Ava.	88%	100%	100%	3.560
Outbuilding Total									20,424

Acpt Land

23,700

Accepted Bldg

151,400

Total

175,100

PERRY
Name: GRIMSHAW, W PAUL

Valuation Report

12/28/2023

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Map/Lot:

014-023

Location:

27 NORTH COOK RD

Account: 764 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 12/02/2007
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367	100%		38,367
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.23			Land Total			44,367

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	683 Sqft	Grade C 100	Base	105,845
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-6,147
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,888
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1995	Typical	Typical	Average	Typical	103,815
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	82%	100%	100%	85,124	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Patio	2012	702	C 100	5.765	Ava.	82%	100%	100%	4.727
Frame Shed	2000	192	C 100	2.737	Ava.	82%	100%	100%	2.244
Frame Shed	2000	56	C 100	1.347	Ava.	82%	100%	100%	1.105
Outbuilding Total									8,076

Acpt Land 44,400 **Accepted Bldg** 93,200 **Total** 137,600

PERRY
 Name: SHOREY, KEVIN L
 SHOREY, KIRSTEN R

Valuation Report

12/28/2023

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Account: 765 Card: 1 of 1

Map/Lot:
 Location:

018-032
 1041 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Commercial
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 09/01/1995
 Sale Price 78,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Seller
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
4.68	Acres-Rear Land 2	450.00	2,106	100%		2,106
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.68			Land Total			38,106

Commercial Description

Occupancy Type Manufacturing...
 Class & Quality Frame.....Fair
 # Dwelling Units 0
 Exterior Wood Siding
 Stories & Height 1 STORY @ 8'
 Heating/Cooling Hot Water
 Built 1955
 Remodeled 1970
 Base Cost/Sqft 15.15
 Heat-Cool/Sqft + 5.78
 Total 20.93
 Size Factor X 1.003
 Adjusted Cost/Sqft 20.99
 Total Square Feet X 2,683
 Replacement Cost 56,316
 Condition Good
 % Good Physical X .70
 Functional X 1.00
 Subtotal 39,421
 Economic Factor X 1.00

Total Value 39,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1955	72	D 100	1.223	Ava.	74%	100%	100%	905
Frame Garaae	1955	220	D 100	6.345	Ava.	74%	100%	100%	4,695
Outbuilding Total									5,600

Acpt Land

38,100

Accepted Bldg

45,000 **Total**

83,100

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/31/2021
Sale Price 127,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
9.20	Acres-Rear Land 2	450.00	4,140	100%		4,140
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.20			Land Total			30,140

Dwelling Description				Replacement Cost New		
Ranch	One Story	936 Sqft	Grade B 100	Base		101,508
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,697
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		585
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Average	Typical	103,790	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	92,373

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1995	144	E 100	1.124	Ava.	89%	100%	100%		1,000
Wood Deck	1995	240	B 100	2.712	Ava.	89%	100%	100%		2,414
Outbuilding Total										3,414

Acpt Land 30,100 **Accepted Bldg** 95,800 **Total** 125,900

PERRY
 Name: GREENLAW, CHRISTINA

Valuation Report

12/28/2023
 Page 764
 009-041
 US RTE ONE

Account: 767 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/01/1997
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
9.70	Acres-Rear Land 2	450.00	4,365	100%		4,365	
Total Acres 10.70			Land Total		22,365		

Acpt Land	22,400	Accepted Bldg	0	Total	22,400
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PERRY
Name: HARKINS, JASON

Valuation Report

12/28/2023

BURKE, BURKE,LESLIE
Account: 768 Card: 1 of 1

Map/Lot: 006-005
Location: 135 MAHAR LN

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/27/2016
Sale Price 89,900
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
0.82	Acres-Rear Land 2	450.00	369	100%		369
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.82						Land Total 17,169

Dwelling Description				Replacement Cost New		
Conventional	Two Story	900 Sqft	Grade C 100	Base		125,200
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	130,260
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	82%	80%	100%	85,451	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1975	72	C 100	826	Ava.	82%	80%	100%	542
Wood Deck	1975	48	C 100	634	Ava.	82%	80%	100%	416
Wood Deck	1975	120	C 100	1,210	Ava.	82%	80%	100%	794
Frame Shed	1975	96	E 100	878	Fair	70%	100%	100%	615
Outbuilding Total									2,367

Acpt Land 17,200 **Accepted Bldg** 87,800 **Total** 105,000

PERRY
 Name: TOKARZ, JAMES SCOTT

Valuation Report

12/28/2023
 Page 766
 013-031
 GIN COVE RD

Account: 769 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 11/25/2016
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150	
Total Acres 8.00			Land Total		21,150		
Acpt Land		21,200	Accepted Bldg		0	Total	
						21,200	

PERRY
 Name: TOMICHEK, JOZEF B
 TOMICHEK, SUSAN E

Valuation Report

12/28/2023

Page 767

Account: 770 Card: 1 of 1

Map/Lot:
 Location:

005-029
 384 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
21.00	Acres-Rear Land 2	450.00	9,450	100%		9,450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 22.00			Land Total			35,450

Dwelling Description				Replacement Cost New		
Ranch	One Story	720 Sqft	Grade C 110	Base		78,450
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,148
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only	SFLA	720	Insulation		-396
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1979	0	Typical	Typical	Below Average	Typical	79,202	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	61,778

Acpt Land 35,500 **Accepted Bldg** 61,800 **Total** 97,300

PERRY
 Name: TOWNSEND, AUSTIN E
 TOWNSEND, WANDA J
 Account: 772 Card: 1 of 1

Valuation Report

12/28/2023
 Page 768
 016-007
 1813 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Baselot (Fract)	20,000.00	18,868	90%	Unimproved	16,981
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.89			Land Total			22,981

Dwelling Description				Replacement Cost New	
Conventional	Two Story	880 Sqft	Grade C 100	Base	121,128
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,552
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1995	Typical	Typical	Below Average	Typical	129,680
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	100%	100%
						Value(Rcnld)
						99,854

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	96	C 100	1.018	Ava-	77%	100%	100%	784
Outbuilding Total									784

Accpt Land	23,000	Accepted Bldg	100,600	Total	123,600
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PERRY
 Name: JACOBS, JOYCE Y
 JACOBS, EDWARD C

Valuation Report

12/28/2023
 Page 769
 005-037
 US RTE ONE

Account: 773 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities NoneNone
 Street Paved

Sale Data
 Sale Date 04/21/2021
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
0.96	Acres-Rear Land 2	450.00	432	100%		432	
Total Acres 1.96			Land Total			18,432	
Acpt Land		18,400	Accepted Bldg		0	Total	18,400

PERRY
Name: RAMBJOR, LEIF

Valuation Report

12/28/2023
Page 770
016-040+040-1
US RTE ONE

Account: 774 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5	ROUTE 1	Sale Data	
Zoning/Use	Shoreland.....	Sale Date	06/21/2017
Topography	Below Street	Sale Price	185,550
Utilities	None	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1 leif.rambjor@gmail.com
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 19.00			Land Total			69,100

Dwelling Description				Replacement Cost New		
Conventional	One Story	800 Sqft	Grade C 100	Base		79,560
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-80
						0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1075 Sqft, Grade D	Basement Gar	None	Fin Bsmt		6,611
Heating	100% Heat Pump	Cooling	0% None	Heat		1,680
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	Typical	Typical	Average	Typical	93,771	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	80,643

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1986	504	C 100	4.282	Ava.	3.683
Bulkhead	1986	40	C 100	1.164	Ava.	1.001
Frame Garage	1986	768	D 100	13.979	Ava.	12.022
Frame Garage	2014	864	B 110	25.684	Ava.	24.400
One Storv Frame	2019	320	D 100	5.542	Ava.	5.265
Outbuilding Total						46,371

Acpt Land 69,100 **Accepted Bldg** 127,000 **Total** 196,100

PERRY
 Name: ACKLEY, JASON
 ACKLEY, TOBBIE

Valuation Report

12/28/2023
 Page 771
 015-044
 153 LAKE RD

Account: 775 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 10/01/1995
 Sale Price 27,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1
 Reference 2 ADD BOX TRAILERS 2012
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 4 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
12.00	Acres-Rear Land 2	450.00	5,400	100%		5,400
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.00						Land Total 23,400

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,120 Sqft	Grade B 100	Base		175,665
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,060
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		12,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,400
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2008	0	Typical	Typical	Average	Typical		193,625
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	182,008

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Ridina Arena	2008	8040	D 100	65.928	Ava.	94%	100%	100%	61.972
Wood Deck	2008	140	B 100	1.712	Ava.	94%	100%	100%	1.609
Wood Deck	2008	128	B 100	1.592	Ava.	94%	100%	100%	1.496
Frame Shed	2008	720	E 100	4.066	Poor	74%	50%	100%	1.504
Frame Shed	2008	360	E 100	2.227	Poor	74%	50%	100%	824
Frame Shed	2008	128	E 100	1.042	Poor	74%	50%	100%	386
Frame Shed	2008	64	E 100	714	Poor	74%	50%	100%	264
Frame Shed	2008	100	E 100	898	Poor	74%	50%	100%	332
Railroad Car/Box	1985	2	D 100	1.968	Ava.	86%	100%	100%	1.692
Outbuilding Total									70,079

Acpt Land 23,400 **Accepted Bldg** 252,100 **Total** 275,500

PERRY
Name: MCDONALD, ROBIN C

Valuation Report

12/28/2023
Page 772
015-032
158 LAKE RD

Account: 776 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 4 LAKE RD
Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 11/09/2018
Sale Price 66,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Rear Land 1	3,000.00	33,000	100%		33,000
Total Acres 11.00			Land Total			33,000

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	896 Sqft	Grade C 100	Base		123,171
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-9,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,477
Rooms	5					
Bedrooms	3	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		2,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	113,152
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	99,574	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1991	256	C 100	5.407	Ava.	4,758
Frame Shed	1991	36	E 100	572	Poor	383
Outbuilding Total						5,141

Acpt Land	33,000	Accepted Bldg	104,700	Total	137,700
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PERRY
Name: KINNEY, TERRY L

Valuation Report

12/28/2023

Page 773

Map/Lot:

016-046

Location:

22 DEVEREUX RD

Account: 777 Card: 1 of 1

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 04/14/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Units		Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50		Acres-Misc (Fract)	12,000.00	8,485 100%		8,485
2.00	#	-Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.50				Land Total		14,485

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	456 Sqft	Grade D 110	Base	78,816
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,997
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1890	1977	Obsolete	Obsolete	Poor	40%	45%	100%	Phy	Func	Econ
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)	
Delapidation							None		13,390	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1890	133	D 110	1.063	Poor	40%	45%	100%	191	
Outbuilding Total									191	
Accpt Land		14,500		Accepted Bldg		13,600		Total		28,100

PERRY
 Name: TOWNSEND,RICHARD HEIRS

Valuation Report

12/28/2023
 Page 774
 015-043
 165 LAKE RD

Account: 778 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			18,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1991	14X72	B 100	29.867	Poor	28%	100%	100%	8.363
Concrete Slab...	1991	1008	C 100	5.040	Ava-	83%	100%	100%	4.183
Outbuilding Total									12,546
Acpt Land		18,000	Accepted Bldg		12,500	Total			30,500

PERRY
 Name: RENAUD, JEANETTE F

Valuation Report

12/28/2023
 Page 775
 006-025
 COUNTY RD

Account: 780 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/30/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250	
Total Acres 6.00			Land Total		20,250		
Acpt Land		20,300	Accepted Bldg		0	Total	
						20,300	

PERRY
 Name: BOOKER, ROBERT

Valuation Report

12/28/2023

Page 776

Map/Lot:

003-022

Account: 781 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Date 01/24/2008
 Sale Price 6,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.57	Acres-Baselot (Fract)	15,000.00	11,325	90%	Unimproved	10,192	
Total Acres 0.57			Land Total		10,192		
Acpt Land		10,200	Accepted Bldg		0	Total	
						10,200	

PERRY
Name: MAKER, FRANKLIN

Valuation Report

12/28/2023

Page 777

Map/Lot:

009-044

Account: 782 Card: 1 of 1

Location:

1314 US RTE ONE

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 07/15/2013
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Other Non Valid

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.94	Acres-Baselot (Fract)	20,000.00	19,391 100%		19,391
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.94			Land Total		25,391

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade D 100	Base	61,559
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,085
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,325
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-590
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	52,559
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	44,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	96	D 100	1.424	Ava.	84%	100%	100%	1,196
Frame Shed	1980	80	E 100	796	Ava-	79%	100%	100%	629
Outbuilding Total									1,825

Acpt Land

25,400

Accepted Bldg

46,000

Total

71,400

PERRY
Name: NEWMAN, WANDA

Valuation Report

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4 SMALL LN

Account: 783 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Above Street Above Street
Utilities Drilled Well Septic System
Street Semi-Improved

Sale Data
Sale Date 03/15/2016
Sale Price 3,551
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
0.13	Acres-Misc (Fract)	12,000.00	4,327 100%		4,327
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.13			Land Total		10,327

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	285 Sqft	Grade D 100	Base	59,414
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry None	Basement	-2,083
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-788
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-351
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1941	0	Typical	Typical	Below Average	Typical		56,192
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		64%	100%	100%	35,963

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1941	282	D 100	4.884	Ava-	64%	100%	100%	3,126
Encl Frame Porch	1941	30	D 100	871	Ava-	64%	100%	100%	557
Outbuilding Total									3,683

Acpt Land 10,300 **Accepted Bldg** 39,600 **Total** 49,900

PERRY
Name: SMITH, ERNEST JR

Valuation Report

12/28/2023
Page 779
004-010
16 SMITH LN

Account: 784 Card: 1 of 1 Map/Lot: Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography
Utilities None
Street Semi-Improved

Reference 1
Reference 2 10X20 PREBUILT SHED
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
17.00	Acres-Rear Land 1	3,000.00	51,000	50%	View/Envir	25,500
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 18.00					Land Total	48,500

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,152 Sqft	Grade D 100	Base		75,843
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Damp None	Basement		-3,982
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,493
Rooms	5					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,152	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Old Type	Old Type	Fair	Typical	70,368	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		75%	66%	100%	34,832
Acpt Land		48,500	Accepted Bldg		34,800	Total	83,300

PERRY
 Name: TROTT, CALEB S

Valuation Report

12/28/2023

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Map/Lot:

004-012

Location:

OLD EASTPORT RD

Account: 785 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Sale Data	
Sale Date	05/22/2014
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00			Land Total		20,450		
Acpt Land		20,500	Accepted Bldg		0	Total	
						20,500	

PERRY
 Name: REGAN, KENNETH P
 REGAN, LAURIE J

Valuation Report

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Account: 786 Card: 1 of 1

Map/Lot:
 Location:

004-004-002
 14 HOOTIN HOLLER LN

Neighborhood 16 OLD EASTPORT RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 08/01/2012
 Sale Price 3,576
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.90	Acres-Misc (Fract)	12,000.00	11,384 90%	Excess Frt	10,246
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.90				Land Total	16,246

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	880 Sqft	Grade D 100	Base	99,933
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-6,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,995
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	1999	Old Type	Old Type	Fair	Typical	91,444	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	94%	100%	64,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	210	D 100	1.454	Fair	75%	94%	100%	1.025
Wood Deck	1999	192	D 100	1.465	Fair	75%	94%	100%	1.033
Frame Shed	1999	96	D 100	1.440	Fair	75%	94%	100%	1.015
Outbuilding Total									3,073

Acpt Land

16,200

Accepted Bldg

67,500

Total

83,700

PERRY
Name: LAPLANTE, ALICE M

Valuation Report

12/28/2023

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Map/Lot:

006-048

Location:

22 MAHAR LN

Account: 787 Card: 1 of 1

Neighborhood 14 MAHAR LN

Sale Data

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 03/23/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Misc (Fract)	12,000.00	8,139 100%		8,139
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.46			Land Total		14,139

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 100	Base	85,601
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	-10,522
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,433
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	988	Insulation	494
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Fair	Typical	77,006	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidation		None		76%	75%	100%	43,893

Accpt Land 14,100 **Accepted Bldg** 43,900 **Total** 58,000

PERRY
 Name: TROTT, SHIRL H JR
 TROTT SR, DEVISEES OF SHIRL H
 Account: 788 Card: 1 of 2

Valuation Report

12/28/2023
 Page 783
 004-011
 10 TROTT

Map/Lot:
 Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellCesspool
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.80	Acres-Ocean --	55,000.00	120,499	100%		120,499
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
23.20	Acres-Rear Land 1	3,000.00	69,600	60%	View/Envir	41,760
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 29.00			Land Total			190,059

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	576 Sqft	Grade D 100	Base		73,166
Exterior	Asbestos/T111 Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement		-2,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	95% Forced Warm	Cooling	0% None	Heat		-103
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-708
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		70,188
1840	0	Typical	Typical	Fair			
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			50%	95%	100%	33,339

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfin Basement	1987	448	D 100	3.893	Poor	65%	100%	100%	2,530
Frame Shed	1840	336	D 100	3.451	Fair	50%	95%	100%	1,640
Stable w/Loft	1980	576	D 100	7.109	Poor	62%	100%	100%	4,408
Outbuilding Total									8,578

Acpt Land 190,100 **Accepted Bldg** 41,900 **Total** 232,000

PERRY
 Name: TROTT, SHIRL H JR
 TROTT SR, DEVISEES OF SHIRL H
 Account: 788 Card: 2 of 2

Valuation Report

12/28/2023
 Page 784
 004-011
 OLD EASTPRT RD

Map/Lot:
 Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled Well
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,408 Sqft	Grade C 100	Base	100,575
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-3,629
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,408	Insulation	704
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Old Type	Old Type	Below Average	Typical	97,650
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	82%	56%	100%	44,841	
Acpt Land		0	Accepted Bldg		44,800	Total
						44,800

PERRY
Name: TROTT, SHIRL H JR
TROTT SR, DEVISEES OF SHIRL H
Account: 788

Valuation Report

12/28/2023
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004-011
OLD EASTPRT RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	190,100	41,900	232,000	190,100	41,900	232,000
2	0	44,800	44,800	0	44,800	44,800
TOTAL	190,100	86,700	276,800	190,100	86,700	276,800

PERRY
 Name: TROTT, SHIRL H JR
 TROTT SR, DEVISEES OF SHIRL H
 Account: 789 Card: 1 of 1

Valuation Report

12/28/2023
 Page 786
 Map/Lot: 004-016
 Location: TROTT LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
63.00	Acres-Rear Land 2	450.00	28,350	100%		28,350
Total Acres 64.00			Land Total			39,150
Acpt Land		39,200	Accepted Bldg		0	Total
						39,200

PERRY
 Name: FICKETT, DANA
 FICKETT, SHARON

Valuation Report

12/28/2023
 Page 787
 015-008
 39 BISHOP LN

Account: 790 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Data
 Sale Date 09/01/1993
 Sale Price 28,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Lake	80,000.00	19,596	100%		19,596
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.06						Land Total 24,096

Dwelling Description				Replacement Cost New		
Conventional	One Story	702 Sqft	Grade E 110	Base		39,936
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-4,633
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-610
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-386
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	34,307
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	22,300	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Wood Deck	1930	360	E 110	1.722	Ava.	65%	100%	100%		1,119
Outbuilding Total										1,119

Acpt Land 24,100 **Accepted Bldg** 23,400 **Total** 47,500

PERRY
 Name: DOLIBER, WILLARD
 DOLIBER, JUDITH

Valuation Report

12/28/2023

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Account: 791 Card: 1 of 1

Map/Lot:
 Location:

017-013
 852 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic SystemNone
 Street Gravel

Sale Data
 Sale Date 08/14/2019
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 HOUSE U/C
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Lake	80,000.00	113,137	100%		113,137
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 21.00					Land Total	124,687

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	660 Sqft	Grade B 100	Base	128,174
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-83
					0
Foundation	Concrete	Basement	None	Basement	-7,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,601
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2021	0	None	None	Average	Typical	124,565	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	50%	100%	59,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garae	2021	1380	B 100	34.308	Ava.	95%	100%	100%		32,593
Outbuilding Total										32,593

Acpt Land

124,700

Accepted Bldg

91,800

Total

216,500

PERRY
 Name: MAENHOUT, SUSAN J
 MAENHOUT, KIRK R

Valuation Report

12/28/2023
 Page 789
 015-039
 242 LAKE RD

Account: 792 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 06/05/2020
 Sale Price 22,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 TRLR, MINI BARN
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
15.00	Acres-Rear Land 2	450.00	6,750	100%		6,750
Total Acres 16.00			Land Total			21,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Concrete Slab...	2022	560	C 100	2.800	Ava.	95%	100%	100%	2,660
Outbuilding Total									2,660
Acpt Land		21,800	Accepted Bldg		2,700	Total		24,500	

PERRY
Name: BARNETT, ALEX

Valuation Report

12/28/2023
Page 790
015-014
GOLDING RD

Account: 793 Card: 1 of 1
Map/Lot: Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 05/05/2020
Sale Price 22,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
7.00	Acres-Rear Land 2	450.00	3,150	100%		3,150	
Total Acres 8.00			Land Total		13,950		
Acpt Land		14,000	Accepted Bldg		0	Total	14,000

PERRY
 Name: MAENHOUT, SUSAN J
 MAENHOUT, KIRK R

Valuation Report

12/28/2023
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 015-013
 GOLDING RD

Account: 794 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Sale Data
 Sale Date 06/05/2020
 Sale Price 22,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
3.80	Acres-Rear Land 2	450.00	1,710	100%		1,710	
Total Acres 4.80			Land Total		12,510		
Acpt Land		12,500	Accepted Bldg		0	Total	12,500

PERRY
 Name: TUTHILL, ELIZABETH
 WELCH, KRISTINE E

Valuation Report

12/28/2023

Page 792

Account: 795 Card: 1 of 2

Map/Lot:
 Location:

014-019
 18 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 02/04/2017
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Lake	80,000.00	38,367 100%		38,367
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.23				Land Total	44,367

Dwelling Description

Replacement Cost New

Conventional	One Story	816 Sqft	Grade E 110	Base	44,252
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,386
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	816	Insulation	-449
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Below Average	Inadeq.	38,417
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	95%	100%

Value(Rcnd)
 28,102

Acpt Land 44,400 **Accepted Bldg** 28,100 **Total** 72,500

PERRY
 Name: TUTHILL, ELIZABETH
 WELCH, KRISTINE E

Valuation Report

12/28/2023

Page 793

Account: 795 Card: 2 of 2

Map/Lot:
 Location:

014-019
 19 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 02/04/2017
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Misc (Fract)	12,000.00	11,510 100%		11,510
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.92				Land Total	17,510

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade E 100	Base	30,804
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-539
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	480	Insulation	-240
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Old Type	Old Type	Average	Typical	27,145	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		82%	80%	100%	17,807

Accpt Land 17,500 **Accepted Bldg** 17,800 **Total** 35,300

PERRY
Name: TUTHILL, ELIZABETH
WELCH, KRISTINE E
Account: 795

Valuation Report

12/28/2023
Page 794
014-019
19 NORTH COOK RD

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	44,400	28,100	72,500	44,400	28,100	72,500
2	17,500	17,800	35,300	17,500	17,800	35,300
TOTAL	61,900	45,900	107,800	61,900	45,900	107,800

PERRY
Name: DOUGHERTY, RUTH AVERI

Valuation Report

12/28/2023
Page 795
010-034-001
369 SHORE RD

Account: 796 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 09/15/2014
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Ocean	85,000.00	47,326	100%		47,326
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.31			Land Total			53,326

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,008 Sqft	Grade D 110	Base	82,288
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-2,537
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,437
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Average	Typical	78,314
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	65,001	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1977	344	D 110	2.708	Ava.	2,248
Encl Frame Porch	1977	40	D 110	1.049	Ava.	871
Frame Shed	1977	192	D 100	2.244	Ava-	1,750
Frame Shed	1977	376	D 100	3.787	Ava.	3,143
Outbuilding Total						8,012

Acpt Land 53,300 **Accepted Bldg** 73,000 **Total** 126,300

PERRY
 Name: VAN BUREN,RICHARD & BATYA ZAMIR
 (LIFE ESTATE)

Valuation Report

12/28/2023

Page 796

Account: 797 Card: 1 of 1

Map/Lot:
 Location:

018-046
 13 GLEASON RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 5 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Ocean ---	25,000.00	55,902	100%		55,902
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
3.00	# -Lot Improvements	3,000.00	9,000	100%		9,000
Total Acres 16.00			Land Total			69,852

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	638 Sqft	Grade C 100	Base		100,775
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-1,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	199% Hot Water BB	Cooling	0% None	Heat		5,518
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1996	Typical	Typical	Average	Typical	110,727
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%		71,973

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1900	480	C 100	10.138	Ava.	6.590
One Storv Frame	1900	187	C 100	3.949	Ava.	2.567
Encl Frame Porch	1900	180	C 100	2.595	Ava.	1.687
2S Frame Garaae	2000	1456	A 100	60.214	Ava.	54.795
Finished Attic	2000	700	C 100	9.050	Ava.	5.882
Outbuilding Total						71,521

Acpt Land 69,900 **Accepted Bldg** 143,500 **Total** 213,400

PERRY
 Name: JACOBS, JOYCE Y
 JACOBS, EDWARD C

Valuation Report

12/28/2023

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Account: 798 Card: 1 of 1

Map/Lot:
 Location:

005-036
 440 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Above Street
 Utilities Dug WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/12/2021
 Sale Price 27,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10			Land Total			26,045

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1985	14X52	C 100	20.614	Fair	20%	100%	100%	4.123
One Storr Frame	1985	624	C 100	13.179	Fair	74%	100%	100%	9.752
Wood Deck	1985	64	E 100	381	Fair	74%	100%	100%	282
Frame Shed	1985	60	E 100	694	Fair	74%	100%	100%	514
						Outbuilding Total			14,671
Acpt Land		26,000	Accepted Bldg		14,700	Total		40,700	

PERRY
Name: VOELBEL, FREDERICK M

Valuation Report

12/28/2023

Page 798

Map/Lot:

012-017

Account: 799 Card: 1 of 1

Location:

508 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	95%		11,400
24.00	Acres-Rear Land 2	450.00	10,800	100%		10,800
Total Acres 25.00			Land Total			22,200

Dwelling Description				Replacement Cost New		
Conventional	One Story	576 Sqft	Grade E 100	Base		31,198
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0% Not Heated	Cooling	0% None	Heat		-1,338
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-288
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Obsolete	Obsolete	Below Average	Typical	23,116	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		82%	68%	100%	12,889

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1989	60	E 100	307	Ava-	82%	68%	100%	171
Wood Deck	1989	60	E 100	365	Ava-	82%	68%	100%	203
Outbuilding Total									374

Acpt Land 22,200 **Accepted Bldg** 13,300 **Total** 35,500

PERRY
 Name: HARRIS, GEORGE JR
 HARRIS, JANNA

Valuation Report

12/28/2023

Page 799

Account: 800 Card: 1 of 1

Map/Lot:
 Location:

011-014
 3 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

Sale Data	
Sale Date	01/01/1998
Sale Price	19,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Lake	80,000.00	56,569	90%	Unimproved	50,912	
Total Acres 0.50			Land Total		50,912		
Acpt Land		50,900	Accepted Bldg		0	Total	
						50,900	

PERRY
 Name: CHADWICK, JEREMY CLARK

Valuation Report

12/28/2023
 Page 800
 010-006
 US RTE ONE

Account: 802 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 03/01/2000
 Sale Price 4,500
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.54	Acres-Rear Land 2	450.00	693	100%		693	
Total Acres 2.54			Land Total		18,693		

Acpt Land	18,700	Accepted Bldg	0	Total	18,700
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PERRY
 Name: STRADE, CLIFFORD

Valuation Report

12/28/2023
 Page 801
 003-026-001
 BIRCH PT RD

Account: 803 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 02/01/2000
 Sale Price 10,000
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
23.00	Acres-Rear Land 2	450.00	10,350	100%		10,350	
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Access	0	
1.00	Acres-Misc (Fract)	3,000.00	6,000	90%	Unimproved	8,100	
Total Acres 24.00			Land Total		18,450		
Accpt Land		18,500	Accepted Bldg		0	Total	
						18,500	

PERRY
Name: LANDRAU, KIMBERLY A

Valuation Report

12/28/2023

Page 802

Account: 804 Card: 1 of 1

Map/Lot:
Location:

016-048
40 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Gravel

Sale Data
Sale Date 04/03/2014
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Misc (Fract)	12,000.00	8,485	95%		8,061
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 0.50						Land Total 12,861

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	448 Sqft	Grade D 100	Base		70,136
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-1,283
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-551
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Obsolete	Obsolete	Poor	Typical	68,302	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		40%	90%	100%	24,589

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
One Storv Frame	1900	192	D 100	3.325	Poor	Phy 40%	Func 90%	Econ 100%	1.197
Frame Shed	1900	156	D 100	1.943	Poor	40%	90%	100%	699
Outbuilding Total									1,896

Acpt Land 12,900 **Accepted Bldg** 26,500 **Total** 39,400

PERRY
 Name: BRADY, SCOTT
 BRADY, RHONDA

Valuation Report

12/28/2023

Page 803

Account: 805 Card: 1 of 1

Map/Lot:
 Location:

015-047
 1912 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 10/24/2018
Topography	Level	Sale Price 54,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.44	Acres-Rear Land 2	450.00	198	100%		198
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.44			Land Total			26,198

Dwelling Description				Replacement Cost New		
Ranch	One Story	814 Sqft	Grade C 100	Base		76,328
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,180
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		5,000
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1962	0	Typical	Typical	Below Average	Typical	82,508	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		72%	100%	100%	59,406

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1962	264	C 100	2.362	Ava-	72%	100%	100%	1.701
Frame Garage	1962	360	E 100	5.058	Fair	64%	100%	100%	3.237
Frame Shed	1962	140	E 100	1.103	Ava.	77%	100%	100%	849
One Storv Frame	2022	288	C 100	6.083	Ava.	95%	100%	100%	5.779
Plumbina fixture	2022	3	C 100	4.500	Ava.	95%	100%	100%	4.275
Outbuilding Total									15,841

Acpt Land	26,200	Accepted Bldg	75,200	Total	101,400
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PERRY
 Name: DANA WOODLANDS LLC

Valuation Report

12/28/2023
 Page 804
 015-023
 US RTE ONE

Account: 806 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 05/05/2006
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
53.61	Acres-Rear Land 2	450.00	24,125	100%		24,125	
Total Acres 54.61			Land Total		42,125		

Acpt Land	42,100	Accepted Bldg	0	Total	42,100
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PERRY
Name: MCPHAIL, ANGUS

Valuation Report

12/28/2023

Page 805

Map/Lot:

016-029

Account: 807 Card: 1 of 1

Location:

55 GIN COVE RD

Neighborhood 20 GIN COVE RD

Sale Data

Zoning/Use Rural.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 09/30/2020
Sale Price 17,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 14X20 ADD 2023
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000 100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 1.00			Land Total		26,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	576 Sqft	Grade D 100	Base	78,094
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	-5,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,306
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,008	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Typical	Typical	Average	Typical	71,758	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	66,017

Acpt Land 26,000 **Accepted Bldg** 66,000 **Total** 92,000

PERRY
 Name: PULLIAM, TIMOTHY JAMES
 PULLIAM, DEAYDRE LEA

Valuation Report

12/28/2023
 Page 806
 016-033
 GIN COVE RD

Account: 808 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Septic System
 Street Semi-Improved

Sale Data
 Sale Date 03/04/2022
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.24	Acres-Ocean --	55,000.00	61,245	90%	Unimproved	55,121	
Total Acres 1.24			Land Total			55,121	

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1920	80	E 100	796	Fair	50%	100%	100%	398
							Outbuilding Total		398
Acpt Land		55,100	Accepted Bldg		400	Total		55,500	

PERRY
 Name: ROBINSON, TIMOTHY J
 STANLEY, KATHLEEN S

Valuation Report

12/28/2023

Page 807

Account: 809 Card: 1 of 1

Map/Lot:
 Location:

003-037
 43 LEACH PT RD

Neighborhood 9 LEACH PT RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/24/2020
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Ocean --	55,000.00	40,789	100%		40,789
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.55			Land Total			46,789

Dwelling Description

Replacement Cost New

Conventional	Two Story	408 Sqft	Grade C 100	Base	84,626
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,183
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	408
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	Typical	Typical	Average	Typical	92,217	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	100%	83,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1999	312	C 100	6.589	Ava.	91%	100%	100%	5.996
Unfin Basement	1999	312	C 100	4.123	Ava.	91%	100%	100%	3.752
Frame Garaae	1999	352	C 100	9.980	Ava.	91%	100%	100%	9.082
Outbuilding Total									18,830

Acpt Land

46,800

Accepted Bldg

102,700 **Total**

149,500

PERRY
 Name: PARK, TAI HYUN

Valuation Report

12/28/2023
 Page 808
 013-050-010
 GIN COVE RD

Account: 810 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 06/22/2020
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.20	Acres-Ocean	85,000.00	93,113	50%	Unimproved	46,556	
Total Acres 1.20					Land Total	46,556	
Acpt Land		46,600	Accepted Bldg		0	Total	46,600

PERRY
 Name: ROBISON, JAMES S & RODERICK J
 JAMES S ROBISON TRUST OF 1997
 Account: 811 Card: 1 of 1

Valuation Report

12/28/2023
 Page 809
 005-024
 MOUNTAIN RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Sale Data
 Sale Date 05/20/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean -	75,000.00	75,000	90%	Unimproved	67,500	
Total Acres 1.00			Land Total		67,500		
Acpt Land		67,500	Accepted Bldg		0	Total	67,500

PERRY
 Name: SHEA, EILEEN W
 BARKLEY, STEVEN C
 Account: 812 Card: 1 of 1

Valuation Report

12/28/2023
 Page 810
 Map/Lot: 009-053
 Location: US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000 90%	Unimproved		13,500	
0.83	Acres-Rear Land 2	450.00	374 100%			374	
Total Acres 1.83			Land Total			13,874	
Acpt Land		13,900	Accepted Bldg		0	Total	13,900

PERRY
 Name: SMITH, MICHAEL TODD
 SMITH, LISA MARIE

Valuation Report

12/28/2023
 Page 811
 008-005
 US RTE ONE

Account: 813 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/03/2010
 Sale Price 168,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.00			Land Total			20,250

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade B 100	Base		123,257
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,233
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		770
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Typical	Typical	Average	Typical	133,760	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	100%	100%	124,397

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	2004	540	B 100	5.712	Ava.	93%	100%	100%	5.312
Frame Shed	2004	48	B 100	1.582	Ava.	93%	100%	100%	1.471
Frame Garae	2010	896	B 100	24.029	Ava.	93%	100%	100%	22.347
Outbuilding Total									29,130

Acpt Land 20,300 **Accepted Bldg** 153,500 **Total** 173,800

PERRY
 Name: POLLAK,EMIL M JR & ELAINE M,TRUSTEES 1/2
 KATHRYN M & LESLIE A 1/2
 Account: 814 Card: 1 of 1

Valuation Report

12/28/2023
 Page 812
 016-024
 90 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 03/01/1998
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean --	55,000.00	67,361	100%		67,361
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.50			Land Total			73,361

Dwelling Description				Replacement Cost New		
Conventional	One Story	552 Sqft	Grade E 110	Base		36,106
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,643
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-682
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-304
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Average	Typical	31,477	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	100%	100%	22,978

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1950	70	E 110	381	Ava.	73%	100%	100%	278
Frame Shed	1950	96	E 110	966	Ava.	73%	100%	100%	705
Outbuilding Total									983

Acpt Land 73,400 **Accepted Bldg** 24,000 **Total** 97,400

PERRY
 Name: LEATHERMAN, ROBERT CARL

Valuation Report

12/28/2023

Page 813

Map/Lot: 011-005&006

Account: 815 Card: 1 of 1

Location: SOUTH MEADOW RD OFF

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street None

Sale Data
 Sale Date 01/17/2017
 Sale Price 220,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2 WITHDRAWN FROM TG FOR 2009
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
110.00	Acres-Rear Land 3(>100)	300.00	33,000	100%		33,000	
Total Acres 210.00					Land Total	78,000	
Acpt Land		78,000	Accepted Bldg		0	Total	78,000

PERRY
 Name: WHEELER, DANIELLE 1/2
 RICKER, PAULINE 1/2
 Account: 817 Card: 1 of 2

Valuation Report

12/28/2023
 Page 814
 017-012
 47 TRANQUILITY LN

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/26/2017
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Family Member
 Validity Arms Length Sale

Reference 1 1/2 UNDIVIDED INTEREST EACH B4425P165
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Lake	80,000.00	149,666	100%		149,666
1.00	Acres-Baslot (Fract)	20,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 2	450.00	4,050	100%		4,050
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 13.50			Land Total			179,716

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	256 Sqft	Grade C 100	Base		71,110
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-512
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					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				70,598
1880	1990	Typical	Typical	Fair				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)
None		None		50%	100%	100%		35,299

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 Storr Fr	1880	195	C 100	5.600	Fair	50%	100%	100%	2.800
One Storr Frame	1880	365	C 100	7.709	Fair	50%	100%	100%	3.854
Encl Frame Porch	1880	90	C 100	1.675	Fair	50%	100%	100%	838
Frame Shed	1880	570	E 100	3.300	Ava-	60%	100%	100%	1.980
Railroad Car/Box	1880	1	C 100	1.200	Ava.	65%	100%	100%	780
Outbuilding Total									10,252

Acpt Land 179,700 **Accepted Bldg** 45,600 **Total** 225,300

PERRY
 Name: WHEELER, DANIELLE 1/2
 RICKER, PAULINE 1/2

Valuation Report

12/28/2023

Page 815

Account: 817 Card: 2 of 2

Map/Lot:

017-012

Location:

50 TRANQUILITY LN

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 10/26/2017
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Family Member
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
2.00	# -Lot Improvements	3,000.00	6,000	100%	6,000
Total Acres 0.00			Land Total		6,000

Dwelling Description

Replacement Cost New

Ranch	One Story	968 Sqft	Grade C 100	Base	84,536
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-97
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,529
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	72,601
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	65,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1996	858	C 100	18.121	Ava.	90%	100%	100%	16.309
Frame Shed	1996	80	E 100	796	Fair	79%	100%	100%	629
Unfin Basement	1996	850	C 100	6.592	Ava.	90%	100%	100%	5.933
Outbuilding Total									22,871

Acpt Land

6,000

Accepted Bldg

88,200

Total

94,200

PERRY
Name: WHEELER, DANIELLE 1/2
RICKER, PAULINE 1/2
Account: 817

Valuation Report

12/28/2023

Page 816

Map/Lot:

017-012

Location:

50 TRANQUILITY LN

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	179,700	45,600	225,300	179,700	45,600	225,300
2	6,000	88,200	94,200	6,000	88,200	94,200
TOTAL	185,700	133,800	319,500	185,700	133,800	319,500

PERRY
Name: WILBUR, DAVID

Valuation Report

12/28/2023

Page 817

Map/Lot:

013-003

Account: 818 Card: 1 of 1

Location:

1459 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/05/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
8.68	Acres-Rear Land 2	450.00	3,906	100%		3,906
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.68					Land Total	29,906

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade C 100	Base	106,397
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,147
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	1984	Typical	Typical	Average	Typical	108,250
Functional Obsolescence						Value(Rcnld)
None						70,362

Economic Obsolescence
None

Phys. % 65%
Func. % 100%
Econ. % 100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1915	300	C 100	2.650	Ava.	65%	100%	100%		1,722
Outbuilding Total										1,722

Acpt Land

29,900

Accepted Bldg

72,100

Total

102,000

PERRY
 Name: NEWMAN, JOAN

Valuation Report

12/28/2023
 Page 818
 012-024
 US RTE ONE

Account: 819 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 05/08/2006
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%		18,000	
9.59	Acres-Rear Land 2	450.00	4,316	100%		4,316	
Total Acres 10.59			Land Total				22,316
Acpt Land		22,300	Accepted Bldg		0	Total	22,300

PERRY
 Name: WILLIAMS, DONALD A
 WILLIAMS, NADA

Valuation Report

12/28/2023
 Page 819
 010-054
 497 SHORE RD

Account: 820 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 07/01/1996
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Ocean	85,000.00	74,101	100%		74,101
2.14	Acres-Rear Land 1	3,000.00	6,420	100%		6,420
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.90					Land Total	86,521

Dwelling Description

Replacement Cost New

Conventional	One Story	1,078 Sqft	Grade D 100	Base	76,498
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,397
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-884
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Below Average	Typical	63,609
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	47,707	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1970	200	D 100	2.295	Ava-	75%	100%	100%	1.721
Wood Deck	1970	376	D 100	2.672	Ava-	75%	100%	100%	2.004
Wood Deck	1970	100	D 100	861	Ava-	75%	100%	100%	646
Frame Garage	1970	384	C 100	10.524	Ava.	80%	100%	100%	8.419
Frame Shed	1970	64	E 100	714	Fair	68%	100%	100%	486
Outbuilding Total									13,276

Acpt Land

86,500

Accepted Bldg

61,000 **Total**

147,500

PERRY
 Name: THOMPSON, WILLIAM H

Valuation Report

12/28/2023

Page 820

Map/Lot:

012-033

Location:

1756 US RTE ONE

Account: 821 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/05/2004
 Sale Price 18,400
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.54	Acres-Rear Land 4	1,000.00	540	90%		486	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 0.54			Land Total		2,286		

Accpt Land	2,300	Accepted Bldg	0	Total	2,300
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PERRY
 Name: RAYE, DONALD W
 RAYE, VERNA P

Valuation Report

12/28/2023

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Account: 822 Card: 1 of 1

Map/Lot:
 Location:

017-001
 702 GOLDING RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 08/31/2013
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	90%	Unimproved	72,000
Total Acres 1.00					Land Total	72,000

Dwelling Description

Replacement Cost New

Seasonal	One Story	786 Sqft	Grade E 100	Base	31,182
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-39
					0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-5,306
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-882
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-393
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Old Type	Below Average	Inadeq.	21,562
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	64%	89%	100%	12,282	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	85	E 100	404	Ava-	64%	89%	100%	231
Frame Shed	1940	60	E 100	694	Ava-	64%	100%	100%	444
Outbuilding Total									675

Acpt Land

72,000

Accepted Bldg

13,000

Total

85,000

PERRY
 Name: WILSON, REGINA F (L/E)
 TRAINER, JAIME & DENNY LYON
 Account: 823 Card: 1 of 1

Valuation Report

12/28/2023
 Page 822
 015-038
 216 LAKE RD

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 06/01/2021
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 22 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.66	Acres-Misc (Fract)	12,000.00	9,749 100%		9,749
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.66			Land Total		15,749

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,484 Sqft	Grade B 100	Base	151,838
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-186
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,000
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Average	Typical	154,652
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	126,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1976	336	B 100	5.236	Ava.	82%	100%	100%	4,294
Outbuilding Total									4,294

Accpt Land

15,700

Accepted Bldg

131,100

Total

146,800

PERRY
Name: MARIT LLC

Valuation Report

12/28/2023

Page 823

Map/Lot:

017-002

Account: 824 Card: 1 of 1

Location:

712 GOLDING RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Date 01/26/2015
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Lake	80,000.00	97,980	100%		97,980
11.00	Acres-Rear Land 2	450.00	4,950	100%		4,950
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 12.50						Land Total 108,930

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	483 Sqft	Grade D 110	Base	79,683
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-1,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,466
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-653
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	Typical	Typical	Average	Typical	76,070	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	49,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1920	330	D 110	6.287	Ava.	65%	100%	100%	4.087
Open Frame Porch	1920	310	D 110	2.297	Ava.	65%	100%	100%	1.493
Stable w/Loft	1920	924	D 110	11.090	Ava.	65%	100%	100%	7.208
Outbuilding Total									12,788

Acpt Land 108,900 **Accepted Bldg** 62,200 **Total** 171,100

PERRY
 Name: RAYE, SUSAN D

Valuation Report

12/28/2023
 Page 824
 017-008-002
 GOLDING RD

Account: 825 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Sale Data	
Sale Date	08/01/1992
Sale Price	2,500
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
1.50	Acres-Rear Land 2	450.00	675	100%		675	
Total Acres 2.50			Land Total		14,175		
Acpt Land		14,200	Accepted Bldg		0	Total 14,200	

PERRY
 Name: HODGSON, JAMES A
 HODGSON, BARBARA R
 Account: 827 Card: 1 of 1

Valuation Report

12/28/2023
 Page 825
 Map/Lot: 001-003-00A-014
 Location: CEDAR LN

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 08/02/2004
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 CHECK INTERIOR 2022
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean/Cove	50,000.00	61,237	100%		61,237
9.00	Acres-Rear Land 1	3,000.00	27,000	60%	View/Envir	16,200
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.50						Land Total 83,437

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	640 Sqft	Grade D 110	Base		91,043
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,944
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		3,392
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		433
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2009	0	Typical	Typical	Below Average	Typical	85,997	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		no electricity..		90%	80%	81%	50,153

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	2009	744	D 100	12.885	Good	95%	50%	81%	4,958
Frame Shed	2009	120	E 100	1.000	Ava.	95%	100%	81%	770
Wood Deck	2009	240	D 110	1.957	Ava-	90%	80%	81%	1,141
Outbuilding Total									6,869

Acpt Land 83,400 **Accepted Bldg** 57,000 **Total** 140,400

PERRY
 Name: WISE, CONSTANZE W

Valuation Report

12/28/2023

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Map/Lot:

015-059

Location:

POTTLE RD OFF

Account: 828 Card: 1 of 1

Neighborhood 4 LAKE RD
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/15/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Access	9,000	
47.00	Acres-Rear Land 2	450.00	21,150	100%		21,150	
Total Acres 48.00			Land Total		30,150		

Acpt Land	30,200	Accepted Bldg	0	Total	30,200
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PERRY
 Name: PERRY, TOWN OF
 CEMETARY

Valuation Report

12/28/2023

Page 827

Map/Lot:

003-015

Account: 829 Card: 1 of 1

Location:

LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.12	Acres-Ocean -	75,000.00	25,981	50%	Restrictio	12,990	
Total Acres 0.12					Land Total	12,990	
Acpt Land		13,000	Accepted Bldg		0	Total	13,000

PERRY
Name: DIMAURO, JON F

Valuation Report

12/28/2023

Page 828

Map/Lot: 003-011

Account: 830 Card: 1 of 1

Location: LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.90	Acres-Ocean ---	25,000.00	23,717	100%	23,717	
Total Acres 0.90			Land Total		23,717	
Acpt Land		23,700	Accepted Bldg		0	Total
						23,700

PERRY
Name: MORRISON, GERALD S

Valuation Report

12/28/2023
Page 829
010-046-001
SHORE RD

Account: 831 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/09/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Baselot (Fract)	30,000.00	21,424	100%		21,424
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.51			Land Total			27,424

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12Mobile Home	1947	12X40	D 100	12.760	Ava-	30%	100%	100%	3,828	
							Outbuilding Total		3,828	
Accpt Land		27,400		Accepted Bldg		3,800		Total	31,200	

PERRY
Name: JANIA, JANUSZ J

Valuation Report

12/28/2023
Page 830
007-005+010
63 NASH LN

Account: 832 Card: 1 of 5 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/17/2019
Sale Price 405,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Ocean	85,000.00	170,000	100%		170,000
41.00	Acres-Rear Land 1	3,000.00	123,000	100%		123,000
9.00	# -Lot Improvements	3,000.00	27,000	100%		27,000
Total Acres 45.00			Land Total			320,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garae	1880	1287	C 100	36.180	Ava.	65%	100%	100%	23,517	
Outbuilding Total									23,517	
Accpt Land		320,000	Accepted Bldg		23,500	Total		343,500		

PERRY
Name: JANIA, JANUSZ J

Valuation Report

12/28/2023
Page 831
007-005+010
75 NASH LN

Account: 832 Card: 2 of 5 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/17/2019
Sale Price 405,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	899 Sqft	Grade B 110	Base	169,696
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,136
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
1988	0	Typical	Typical	Average	Typical				181,082	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		87%	100%	100%	157,541			
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storv Frame	1988	180	B 110	5.227	Ava.	87%	100%	100%	4.547	
Wood Deck	1988	869	B 110	9.902	Ava.	87%	100%	100%	8.615	
Open Frame Porch	1988	54	B 110	780	Ava.	87%	100%	100%	679	
Frame Garage	1988	400	B 110	14.845	Ava.	87%	100%	100%	12.915	
Patio	1988	115	B 110	1.872	Ava.	87%	100%	100%	1.629	
Frame Shed	1988	56	E 100	674	Ava.	87%	100%	100%	586	
Outbuilding Total										28,971
Acpt Land			0	Accepted Bldg		186,500	Total		186,500	

PERRY
Name: JANIA, JANUSZ J

Valuation Report

12/28/2023
Page 832
007-005+010
136 NASH LN

Account: 832 Card: 3 of 5 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/17/2019
Sale Price 405,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	878 Sqft	Grade D 100	Base	70,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,640
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,915
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,100
Insulation	None	SFLA	878	Insulation	-720
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Average	Inadeq.	62,717	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	95%	100%	43,494
Acpt Land		0	Accepted Bldg		43,500	Total	43,500

PERRY
Name: JANIA, JANUSZ J

Valuation Report

12/28/2023
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007-005+010
135 NASH LN

Account: 832 Card: 4 of 5 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/17/2019
Sale Price 405,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	825 Sqft	Grade D 110	Base	73,028
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,930
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,674
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,608
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1960	0	Typical	Typical	Average	Typical		66,032
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		76%	100%	100%	50,184

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Open Frame Porch	1960	624	D 110	4.487	Ava.	76%	100%	100%	3,410	
Frame Shed	1960	48	E 100	633	Ava.	76%	100%	100%	481	
Outbuilding Total									3,891	

Acpt Land 0 **Accepted Bldg** 54,100 **Total** 54,100

PERRY
Name: JANIA, JANUSZ J

Valuation Report

12/28/2023
Page 834
007-005+010
63 NASH LN

Account: 832 Card: 5 of 5 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 05/17/2019
Sale Price 405,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 THE PALACE
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	274 Sqft	Grade D 100	Base	58,690
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-532
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout					
2002	0	Typical	Typical	Average	Typical					55,462
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		92%	100%	100%				51,025
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Wood Deck	2002	66	D 100	638	Ava.	92%	100%	100%		587
							Outbuilding Total			587
Acpt Land			0	Accepted Bldg			51,600	Total		51,600

PERRY
Name: JANIA, JANUSZ J

Valuation Report

12/28/2023
Page 835
007-005+010
63 NASH LN

Account: 832

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	320,000	23,500	343,500	320,000	23,500	343,500
2	0	186,500	186,500	0	186,500	186,500
3	0	43,500	43,500	0	43,500	43,500
4	0	54,100	54,100	0	54,100	54,100
5	0	51,600	51,600	0	51,600	51,600
TOTAL	320,000	359,200	679,200	320,000	359,200	679,200

PERRY
 Name: WOODMAN, TIMOTHY

Valuation Report

12/28/2023

Page 836

Map/Lot:

009-024

Account: 833 Card: 1 of 1

Location:

282 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
18.00	Acres-Rear Land 2	450.00	8,100	100%		8,100
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 19.00			Land Total			24,900
Accpt Land		24,900	Accepted Bldg		0	Total
						24,900

PERRY
Name: BARKER, JAMES

Valuation Report

12/28/2023

Page 837

Map/Lot:

014-034

Location:

2 WOODMAN LN

Account: 834 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 07/06/2021
Sale Price 115,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			86,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1973	12X48	C 100	17.084	Ava.	40%	100%	100%	6.834
A-Roof.....	1973	576	C 100	1.728	Ava.	81%	100%	100%	1.400
Concrete Slab...	1973	576	C 100	2.880	Ava.	81%	100%	100%	2.333
One Storv Frame	1995	320	C 100	6.758	Ava.	89%	100%	100%	6.015
One Storv Frame	1995	256	C 100	5.407	Ava.	89%	100%	100%	4.812
Open Frame Porch	2011	110	C 100	1.000	Ava.	95%	100%	100%	950
Frame Shed	2012	160	D 100	1.976	Ava.	95%	100%	100%	1.877
Frame Shed	2012	96	D 100	1.440	Ava.	95%	100%	100%	1.368
Concrete Slab...	2012	384	C 100	1.920	Ava.	95%	100%	100%	1.824
								Outbuilding Total	27,413

Acpt Land

86,000

Accepted Bldg

27,400

Total

113,400

PERRY
 Name: DIMAURO, JON F
 BESS, LISA M

Valuation Report

12/28/2023

Page 838

Map/Lot:

003-008

Account: 835 Card: 1 of 1

Location:

LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities NoneNone
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.90	Acres-Ocean ---	25,000.00	23,717	100%		23,717	
Total Acres 0.90			Land Total			23,717	
Acpt Land		23,700	Accepted Bldg		0	Total	23,700

PERRY
 Name: WROBEL, HEIRS OF STANLEY & VICTORIA

Valuation Report

12/28/2023

Page 839

Map/Lot:

016-015

Location:

177 GIN COVE RD

Account: 836 Card: 1 of 1

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/01/1992
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.25	Acres-Misc (Fract)	12,000.00	6,000	100%		6,000	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 0.25			Land Total		12,000		
Acpt Land		12,000	Accepted Bldg		0	Total 12,000	

PERRY
 Name: YERANSIAN, DEANNA

Valuation Report

12/28/2023

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Map/Lot:

010-057

Account: 837 Card: 1 of 1

Location:

SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.04	Acres-Ocean	85,000.00	86,683	90%	Unimproved	78,015	
2.16	Acres-Rear Land 1	3,000.00	6,480	75%	Excess Frt	4,860	
Total Acres 3.20			Land Total			82,875	
Acpt Land		82,900	Accepted Bldg		0	Total	
						82,900	

PERRY
 Name: JOHNSON, RICHARD
 JOHNSON, WINNIE

Valuation Report

12/28/2023
 Page 841
 015-007-002
 35 BISHOP LN

Account: 838 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Date 06/20/2007
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Lake	80,000.00	22,627	100%		22,627
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 0.08						Land Total 27,127

Dwelling Description

Replacement Cost New

Conventional	One Story	578 Sqft	Grade E 110	Base	36,908
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-4,292
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,475
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	578	Insulation	-318
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1957	0	Old Type	Old Type	Average	Inadeq.	30,823	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		75%	89%	100%	20,574

Accpt Land 27,100 **Accepted Bldg** 20,600 **Total** 47,700

PERRY
 Name: RICKER, DARLINGTON A FR
 RICKER, LOUISETTE

Valuation Report

12/28/2023
 Page 842
 006-019-002
 SO MEADOW RD

Account: 840 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Sale Data
 Sale Date 09/15/2003
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Rear Land 2	450.00	414	100%		414
Total Acres 0.92			Land Total			414
Acpt Land		400	Accepted Bldg		0	Total
						400

PERRY
 Name: PATTERSON, ROBERT S
 PATTERSON, JENNIFER

Valuation Report

12/28/2023
 Page 843
 013-047-002
 SHORE RD

Account: 844 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 03/30/2004
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
20.00	Acres-Rear Land 2	450.00	9,000	100%		9,000	
Total Acres 21.00			Land Total			27,000	
Acpt Land		27,000	Accepted Bldg		0	Total	27,000

PERRY
 Name: DEAL, LANNETTE M
 DEAL, DANIEL P

Valuation Report

12/28/2023

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Account: 845 Card: 1 of 1

Map/Lot:
 Location:

014-006-002
 166 KINGFISHER TRAIL

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 05/05/2021
 Sale Price 495,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00						Land Total 87,800

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,369 Sqft	Grade B 105	Base	209,236
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,750
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,348
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Typical	Typical	Average	Typical	226,334	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		94%	100%	100%	212,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	2007	852	B 105	8.841	Ava.	94%	100%	100%	8.311
Wood Deck	2007	120	B 105	1.588	Ava.	94%	100%	100%	1.493
Wood Deck	2007	120	B 105	1.588	Ava.	94%	100%	100%	1.493
Encl Frame Porch	2007	64	B 105	1.849	Ava.	94%	100%	100%	1.738
Frame Garage	2018	336	C 100	9.709	Ava.	95%	100%	100%	9.224
Carport/Canopy	2018	240	D 100	1.656	Ava.	95%	100%	100%	1.573
Outbuilding Total									23,832

Acpt Land

87,800

Accepted Bldg

236,600 **Total**

324,400

PERRY
 Name: MERRIAM, LOUISE A
 OBERLY, JAMES W

Valuation Report

12/28/2023
 Page 845
 002-010-004
 62 LOIS LN

Account: 846 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 10/06/2015
 Sale Price 90,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	90%	Unimproved	108,187
1.87	Acres-Rear Land 1	3,000.00	5,610	100%		5,610
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.87						Land Total 119,797

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	936 Sqft	Grade D 110	Base	114,035
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-84
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,334
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-739
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Good	Typical	107,299
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
						Value(Rcnld)
						101,934

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2017	288	D 110	2.303	Good	95%	100%	100%	2.188
2S Frame Garage	2020	270	D 110	11.123	Ava.	95%	100%	100%	10.567
2S Frame Shed	2021	320	D 110	5.375	Good	95%	100%	100%	5.106
Outbuilding Total									17,861

Acpt Land 119,800 **Accepted Bldg** 119,800 **Total** 239,600

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

12/28/2023
 Page 846
 005-010
 BURBY RD

Account: 847 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 10 BURBY RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel
 TG RECERT YEAR 2006

Sale Data
 Sale Date 08/12/2011
 Sale Price 500,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean/Cove	50,000.00	50,000	25%	Restrictio	12,500	
0.62	Acres-Ocean/Cove	50,000.00	39,370	25%	Restrictio	9,843	
3.05	Acres-Rear Land 1	3,000.00	9,150	25%	Restrictio	2,288	
73.00	Acres-Rear Land 2	450.00	32,850	25%	Restrictio	8,213	
Total Acres 77.67			Land Total			32,844	
Acpt Land		32,800	Accepted Bldg		0	Total	32,800

Account: 848 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 10/16/2016
Sale Price 168,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 64,000

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	720 Sqft	Grade B 100	Base		131,560
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-9,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		1,985
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		675
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2009	0	Typical	Typical	Average	Typical		132,135
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	95%	100%	100%			125,528

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
One Storv Frame	2009	48	B 100	1.268	Ava.	95%	100%	100%	1.205	
Open Frame Porch	2009	48	B 100	651	Ava.	95%	100%	100%	618	
Frame Shed	2009	80	B 100	1.991	Ava.	95%	100%	100%	1.891	
Open Frame Porch	2009	32	B 100	496	Ava.	95%	100%	100%	471	
Open Frame Porch	2009	64	B 100	806	Ava.	95%	100%	100%	766	
Patio	2009	140	B 100	1.938	Ava.	95%	100%	100%	1.841	
Outbuilding Total									6,792	

Acpt Land 64,000 **Accepted Bldg** 132,300 **Total** 196,300

PERRY
Name: HAMILTON, STEPHEN

Valuation Report

12/28/2023

Page 848

Map/Lot:

003-035-002

Location:

91 LEACH PT RD

Account: 849 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 09/30/2020
Sale Price 315,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Ocean --	55,000.00	69,570	100%		69,570
1.33	Acres-Rear Land 1	3,000.00	3,990	100%		3,990
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.93					Land Total	79,560

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	971 Sqft	Grade B 100	Base	159,361
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-121
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,639
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	Typical	Typical	Good	Typical	169,379	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	157,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1997	15	B 100	332	Good	93%	100%	100%	309
Wood Deck	1997	50	B 100	812	Good	93%	100%	100%	755
Frame Garage	1997	231	B 100	9.906	Good	93%	100%	100%	9.213
Wood Deck	1997	96	B 100	1.272	Good	93%	100%	100%	1.183
Open Frame Porch	1997	210	B 100	2.216	Good	93%	100%	100%	2.061
Outbuilding Total									13,521

Acpt Land

79,600

Accepted Bldg

171,000 **Total**

250,600

PERRY
Name: FRENCH, JOHN A

Valuation Report

12/28/2023

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Map/Lot:

003-035-003

Account: 850 Card: 1 of 1

Location:

103 LEACH POINT RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 03/27/2007
Sale Price 80,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Ocean --	55,000.00	76,210	100%		76,210
0.18	Acres-Rear Land 1	3,000.00	540	100%		540
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.10						Land Total 82,750

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	95,801
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-58
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,365
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	864	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2020	0	Typical	Typical	Average	Typical	91,826	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		95%	100%	100%	87,235

Acpt Land 82,800 **Accepted Bldg** 87,200 **Total** 170,000

PERRY
 Name: PARKER, RAYMOND J
 PARKER, JESSIE L

Valuation Report

12/28/2023

Page 850

Account: 851 Card: 1 of 1

Map/Lot:
 Location:

003-035-004
 121 LEACH PT RD

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 09/01/2002
 Sale Price 27,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	90%	Access	49,500
1.26	Acres-Rear Land 1	3,000.00	3,780	100%		3,780
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.26						Land Total 59,280

Dwelling Description				Replacement Cost New		
Conventional	One Story	2,408 Sqft	Grade B 110	Base		228,855
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		4,867
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		13,750
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,875
Insulation	Heavy			Insulation		1,656
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Average	Typical	256,003
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	94%	100%	90%	216,579	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	2006	126	B 110	1.546	Ava.	1.308
Wood Deck	2006	400	B 110	4.743	Ava.	4.012
Patio	2006	400	B 110	4.812	Ava.	4.071
Frame Garage	2006	583	B 110	19.119	Ava.	16.175
Unfin Basement	2006	583	B 110	7.380	Ava.	6.243
Outbuilding Total						31,809

Acpt Land 59,300 **Accepted Bldg** 248,400 **Total** 307,700

PERRY
 Name: STEWART, CARL W
 STEWART, MADELINE HARTFORD
 Account: 852 Card: 1 of 1

Valuation Report

12/28/2023
 Page 851
 003-035-005
 137 LEACH PT RD

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 12/01/1991
 Sale Price 48,500
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean -	75,000.00	75,000	90%	Access	67,500
0.48	Acres-Rear Land 1	3,000.00	1,440	100%	Excess Frt	1,440
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.48						Land Total 74,940

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	900 Sqft	Grade C 100	Base		121,793
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,133
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		675
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Average	Typical	120,335
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	89%	100%	90%	96,388	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1993	300	C 100	2.469	Ava.	89%	100%	90%		1,977
Outbuilding Total										1,977

Acpt Land 74,900 **Accepted Bldg** 98,400 **Total** 173,300

PERRY
 Name: PEEK, CHRIS
 PEEK, TERESA M

Valuation Report

12/28/2023
 Page 852
 003-035-006
 147 LEACH PT RD

Account: 853 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 05/01/2016
 Sale Price 290,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean -	75,000.00	75,000	90%	Access	67,500
0.44	Acres-Rear Land 1	3,000.00	1,320	100%		1,320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.44						Land Total 74,820

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,583 Sqft	Grade B 100	Base		151,331
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,869
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		989
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	162,689
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Location	93%	100%	90%	136,171	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
Wood Deck	2004	517	B 100	5.482	Ava.	93%	100%	90%	4.588
Frame Garage	2004	576	B 100	17.232	Ava.	93%	100%	90%	14.423
Wood Deck	2004	192	B 100	2.232	Ava.	93%	100%	90%	1.868
Outbuilding Total									20,879

Acpt Land 74,800 **Accepted Bldg** 157,100 **Total** 231,900

PERRY
 Name: MALONE, MARIE
 MALONE, TIMOTHY 2

Valuation Report

12/28/2023

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Account: 854 Card: 1 of 1

Map/Lot:
 Location:

003-035-007
 151 LEACH PT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 12/02/2020
 Sale Price 280,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean -	75,000.00	75,000	90%	Access	67,500
0.55	Acres-Rear Land 1	3,000.00	1,650	100%		1,650
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.55					Land Total	75,150

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade B 100	Base	169,288
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-135
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,181
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Average	Typical	181,260	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		92%	100%	90%	150,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	324	B 100	3.319	Ava.	92%	100%	90%	2.748
Wood Deck	2003	390	B 100	4.212	Ava.	92%	100%	90%	3.488
Frame Garae	2003	768	B 100	21.310	Ava.	92%	100%	90%	17.644
Outbuilding Total									23,880

Acpt Land

75,200

Accepted Bldg

174,000

Total

249,200

PERRY
 Name: SYLVESTRE, CARNOT
 SYLVESTRE, SILVIA

Valuation Report

12/28/2023

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Account: 855 Card: 1 of 1

Map/Lot:
 Location:

003-035-008
 LEACH POINT RD

Neighborhood 9 LEACH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 10/29/2021
 Sale Price 51,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean -	75,000.00	75,000	100%		75,000	
0.48	Acres-Rear Land 1	3,000.00	1,440	100%		1,440	
Total Acres 1.48			Land Total			76,440	
Acpt Land		76,400	Accepted Bldg		0	Total	76,400

PERRY
 Name: PASSAMAQUODDY WILD BLUEBERRY

Valuation Report

12/28/2023

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Map/Lot:

004-001-A

Account: 856 Card: 1 of 1

Location:

181 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 UNKNOWN OWNER TAXED TO LAND OWNER

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				Phy	Func	Econ	
12Mobile Home	1963	12X48	D 100		14.560	Poor	10%	50%	100%	728
A-Roof.....	1963	576	D 100		1.417	Poor	54%	100%	100%	765
									Outbuilding Total	1,493
Acpt Land			0	Accepted Bldg		1,500	Total		1,500	

PERRY
Name: TURNER, JORDYN M

Valuation Report

12/28/2023
Page 856
015-048-A
57 LAKE RD

Account: 857 Card: 1 of 1
Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 07/08/2016
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			18,450

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2003	14X66	C 100	24.926	Ava.	80%	100%	100%	19.841
Concrete Slab...	2009	924	C 100	4.620	Ava.	95%	100%	100%	4.389
Wood Deck	2016	506	B 100	5.372	Ava.	95%	100%	100%	5.103
Frame Shed	2016	416	C 100	5.027	Ava.	95%	100%	100%	4.776
						Outbuilding Total			34,109
Acpt Land		18,500	Accepted Bldg		34,100	Total		52,600	

PERRY
 Name: POTTLE, BERNARD R

Valuation Report

12/28/2023
 Page 857
 013-015-001
 736 SHORE RD

Account: 859 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/06/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2 OAKCREST 2007 7535 SER#122-000-H-
 Tran/Land/Bldg 0 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
1.07	Acres-Rear Land 2	450.00	482	100%		482	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 2.07			Land Total		26,482		
Accpt Land		26,500	Accepted Bldg		0	Total	
						26,500	

PERRY
 Name: MURPHY, MICHAEL L

Valuation Report

12/28/2023

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Map/Lot:

006-030-A

Location:

51 MAHAR LN

Account: 860 Card: 1 of 1

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 05/14/2007
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2011	14X60	C 100	23.078	Ava.	95%	100%	100%	21.924
Wood Deck	2011	66	C 100	778	Ava.	95%	100%	100%	739
Frame Shed	2012	110	D 100	1.557	Ava-	90%	100%	100%	1.401
Outbuilding Total									24,064

Accpt Land 0 **Accepted Bldg** 24,100 **Total** 24,100

PERRY
 Name: SZATKOWSKI, BARBARA
 SZATKOWSKI, MICHAEL

Valuation Report

12/28/2023
 Page 859
 007-011-001
 SHORE RD

Account: 862 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/17/2020
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1
 Reference 2 12X16 SHED 12X6 DECK
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.10	Acres-Ocean	85,000.00	89,149	90%	Unimproved	80,234	
9.70	Acres-Rear Land 1	3,000.00	29,100	100%		29,100	
Total Acres 10.80			Land Total		109,334		
Acpt Land		109,300	Accepted Bldg		0	Total	109,300

PERRY
 Name: CRAMER, JULIE CROCKER
 CRAMER, DALE

Valuation Report

12/28/2023

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Account: 863 Card: 1 of 1

Map/Lot:
 Location:

006-043-002
 84 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 06/30/2016
 Sale Price 79,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean/Cove	50,000.00	50,000	50%	Size/Shape	25,000
7.30	Acres-Rear Land 2	450.00	3,285	100%		3,285
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 8.30					Land Total	34,285

Dwelling Description

Replacement Cost New

Conventional	One Story	748 Sqft	Grade C 100	Base	76,643
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/4 Bmt	Basement	-3,145
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1949	0	Typical	Typical	Average	Typical	73,498	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		72%	100%	100%	52,919

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1949	600	C 100	6.907	Ava.	72%	100%	100%		4,973
Outbuilding Total										4,973

Acpt Land

34,300

Accepted Bldg

57,900

Total

92,200

PERRY
 Name: PERRY, ANN
 PERRY, DAVID J II

Valuation Report

12/28/2023
 Page 861
 003-001-001-001
 BIRCH PT RD

Account: 864 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/02/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.03	Acres-Ocean/Cove	50,000.00	50,744	100%		50,744	
1.15	Acres-Rear Land 1	3,000.00	3,450	100%		3,450	
Total Acres 2.18			Land Total			54,194	
Acpt Land		54,200	Accepted Bldg		0	Total	54,200

PERRY
Name: TROTT, RODNEY W

Valuation Report

12/28/2023

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Account: 865 Card: 1 of 1

Map/Lot:
Location:

004-004
6 HOOTIN HOLLER LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 02/10/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
0.10	Acres-Rear Land 2	450.00	45	100%		45
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.10						21,045

Dwelling Description				Replacement Cost New		
Conventional	Two Story	440 Sqft	Grade D 100	Base		71,557
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet None	Basement		-1,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,140
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1969	0	Typical	Typical	Fair	Typical		68,547
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete	Location	67%	71%	100%		32,608	

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1969	240	D 100	2.631	Fair	67%	71%	100%	1.252	
One Storv Frame	1969	240	D 100	4.157	Fair	67%	71%	100%	1.977	
Encl Frame Porch	1969	90	D 100	1.374	Fair	67%	71%	100%	654	
Frame Shed	2018	360	D 100	3.652	Ava.	95%	100%	100%	3.469	
Outbuilding Total									7,352	

Acpt Land 21,000 **Accepted Bldg** 40,000 **Total** 61,000

PERRY
 Name: TROTT, JULIA

Valuation Report

12/28/2023

Page 863

Map/Lot:

004-001-B

Location:

159 CANNON HILL RD

Account: 866 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2011	14X60	C 100	23.078	Ava.	95%	100%	100%	21,924
Outbuilding Total									21,924
Accpt Land			0	Accepted Bldg		21,900	Total		21,900

PERRY
 Name: PERRY, ANN
 PERRY II, DAVID J

Valuation Report

12/28/2023
 Page 864
 003-001-001-002
 BIRCH PT RD

Account: 867 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.02	Acres-Ocean/Cove	50,000.00	50,498	100%		50,498	
Total Acres 1.02			Land Total			50,498	
Acpt Land		50,500	Accepted Bldg		0	Total	50,500

PERRY
 Name: PERRY, ANN
 PERRY II, DAVID J

Valuation Report

12/28/2023
 Page 865
 003-001-001-003
 BIRCH PT RD

Account: 868 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.89	Acres-Ocean/Cove	50,000.00	47,170	100%		47,170	
Total Acres 0.89			Land Total			47,170	
Accpt Land		47,200	Accepted Bldg		0	Total	47,200

PERRY
 Name: WEISMAN, ARTHUR
 WEISMAN, KIMBERLY
 Account: 869 Card: 1 of 1

Valuation Report

12/28/2023
 Page 866
 Map/Lot: 011-009-026-001
 Location: ROYS WAY

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/12/2004
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00			Land Total		11,250		

Acpt Land 11,300 **Accepted Bldg** 0 **Total** 11,300

PERRY
 Name: MORRISON, JEFFREY S

Valuation Report

12/28/2023

Page 867

Account: 870 Card: 1 of 1

Map/Lot:
 Location:

015-015-001-001
 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Above Street
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/16/2019
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
3.58	Acres-Rear Land 2	450.00	1,611	100%		1,611	
Total Acres 4.58			Land Total		12,411		
Acpt Land		12,400	Accepted Bldg		0	Total	12,400

PERRY
 Name: LADRIGAN, DANIEL W
 LADRIGAN, MARCIA ANNE

Valuation Report

12/28/2023
 Page 868
 003-036-001
 LEACH PT RD

Account: 871 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 9 LEACH PT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 06/11/2004
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.25	Acres-Baselot (Fract)	15,000.00	7,500	50%	Size/Shape	3,750	
Total Acres 0.25			Land Total			3,750	
Acpt Land		3,800	Accepted Bldg		0	Total	3,800

PERRY
 Name: HEALEY, JANET L

Valuation Report

12/28/2023
 Page 869
 003-035-001
 LEACH PT RD

Account: 872 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 8 LINCOLN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 10/15/2020
 Sale Price 33,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.94	Acres-Ocean -	75,000.00	72,715	90%	Unimproved	65,444	
1.06	Acres-Rear Land 1	3,000.00	3,180	100%		3,180	
Total Acres 2.00			Land Total		68,624		
Acpt Land		68,600	Accepted Bldg		0	Total	68,600

PERRY
 Name: PULLIAM, TIMOTHY J
 PULLIAM, DEAYDRE LEA

Valuation Report

12/28/2023
 Page 870
 005-005-001-002
 OGDEN DRIVE

Account: 873 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 02/16/2023
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.49	Acres-Ocean/Cove	50,000.00	61,033	50%	Unimproved	30,516	
Total Acres 1.49			Land Total		30,516		
Acpt Land		30,500	Accepted Bldg		0	Total	30,500

PERRY
 Name: FURROW, CRAIG M

Valuation Report

12/28/2023
 Page 871
 005-005-001-003
 OGDEN DRIVE

Account: 874 Card: 1 of 1 Map/Lot: Location:

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 03/24/2022
 Sale Price 52,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 12X16 SHED
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.40	Acres-Ocean/Cove	50,000.00	92,195	50%	Unimproved	46,098	
Total Acres 3.40			Land Total		46,098		
Accpt Land		46,100	Accepted Bldg		0	Total	46,100

PERRY
 Name: MACMASTER, PAMELA J

Valuation Report

12/28/2023

Page 872

Map/Lot:

005-005-001-004

Location:

OGDEN DRIVE

Account: 875 Card: 1 of 1

Neighborhood 23 OLD COUNTY RD

Sale Data	
Sale Date	08/04/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.02	Acres-Ocean/Cove	50,000.00	71,063	50%	Unimproved	35,532	
Total Acres 2.02			Land Total		35,532		
Acpt Land		35,500	Accepted Bldg		0	Total	35,500

PERRY
 Name: INNIS, ANGELA
 INNIS, JAMES R

Valuation Report

12/28/2023
 Page 873
 005-005-001-005
 OGDEN DRIVE

Account: 876 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/05/2017
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean/Cove	50,000.00	70,711	50%	Unimproved	35,355	
Total Acres 2.00			Land Total		35,355		
Acpt Land		35,400	Accepted Bldg		0	Total	35,400

PERRY
Name: CLARK, DANIEL A

Valuation Report

12/28/2023

Page 874

Account: 877 Card: 1 of 1

Map/Lot:
Location:

005-005-001-006
OGDEN DRIVE

Neighborhood 23 OLD COUNTY RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellNone
Street Semi-Improved

Sale Data
Sale Date 05/24/2017
Sale Price 44,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 30 50 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Ocean/Cove	50,000.00	82,158	50%	Unimproved	41,079
3.62	Acres-Rear Land 2	450.00	1,629	100%		1,629
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 6.32						Land Total 45,708

Dwelling Description				Replacement Cost New		
Conventional	One Story	936 Sqft	Grade E 100	Base		40,603
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-47
						0
Foundation	Piers	Basement	None	Basement		-5,616
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-739
Rooms	2					
Bedrooms	1	Add Fixtures	1			
Baths	0	Half Baths	0	Plumbing		-2,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-468
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	Old Type	Old Type	Poor	Inadeq.	31,733	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	89%	100%	21,182

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Carport/Canopv	2020	144	E 100	806	Poor	75%	100%	100%		604
Outbuilding Total										604

Acpt Land 45,700 **Accepted Bldg** 21,800 **Total** 67,500

PERRY
 Name: BITAR, NICHOLAS C
 BITAR, ANNE L

Valuation Report

12/28/2023
 Page 875
 009-027-001
 GOLDING RD

Account: 879 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 09/24/2004
 Sale Price 13,624
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.60	Acres-Rear Land 2	450.00	8,820	100%		8,820
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.60					Land Total	26,820

Dwelling Description

Replacement Cost New

Ranch	One Story	1,904 Sqft	Grade B 100	Base	164,730
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1904 Sqft, Grade C	Basement Gar	None	Fin Bsmt	28,560
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,451
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,190
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	205,431	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	193,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2006	336	B 100	3.672	Ava.	94%	100%	100%		3,452
Outbuilding Total										3,452

Acpt Land

26,800

Accepted Bldg

196,600

Total

223,400

Account: 880 Card: 1 of 1

Location: 80 SWEET HAVEN LN

Neighborhood 5	ROUTE 1									Sale Data
Zoning/Use	Shoreland.....					Sale Date	11/15/2020			
Topography	Rolling					Sale Price	365,000			
Utilities	None					Sale Type	Land & Buildings			
Street	Semi-Improved					Financing	Unknown			
						Verified	Public Record			
						Validity	Arms Length Sale			

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00						Land Total 37,350

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,419 Sqft	Grade B 105	Base		214,500
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-186
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,050
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,875
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,397
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Modern	Modern	Average	Typical	227,636	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	213,978

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	2007	190	B 105	5.267	Ava.	4.951
Unfin Basement	2007	190	B 105	4.677	Ava.	4.396
Frame Garage	2007	900	B 105	25.320	Ava.	23.801
Wood Deck	2007	320	B 105	3.688	Ava.	3.467
Outbuilding Total						36,615

Acpt Land	37,400	Accepted Bldg	250,600	Total	288,000
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PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023
 Page 877
 002-015-014
 CANNON HILL RD

Account: 881 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
8.40	Acres-Rear Land 2	450.00	3,780	100%		3,780	
Total Acres 9.40			Land Total			17,280	
Acpt Land		17,300	Accepted Bldg		0	Total	17,300

PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023
 Page 878
 002-015-013
 CANNON HILL RD

Account: 882 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
7.40	Acres-Rear Land 2	450.00	3,330	100%		3,330	
Total Acres 8.40			Land Total			16,830	
Acpt Land		16,800	Accepted Bldg		0	Total	16,800

PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023
 Page 879
 002-015-012
 CANNON HILL RD

Account: 883 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
8.80	Acres-Rear Land 2	450.00	3,960	100%		3,960	
Total Acres 9.80			Land Total		17,460		
Acpt Land		17,500	Accepted Bldg		0	Total	17,500

PERRY
 Name: FENNELL, NANCY

Valuation Report

12/28/2023

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Map/Lot:

014-035

Location:

RIDGE RD

Account: 884 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Sale Data	
Sale Date	04/01/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
6.50	Acres-Rear Land 2	450.00	2,925	100%		2,925
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.50			Land Total			20,925
Accpt Land		20,900	Accepted Bldg		0	Total
						20,900

PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023
 Page 881
 002-015-011
 CANNON HILL RD

Account: 885 Card: 1 of 1 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500	
7.80	Acres-Rear Land 2	450.00	3,510	100%		3,510	
Total Acres 8.80			Land Total		17,010		
Acpt Land		17,000	Accepted Bldg		0	Total	17,000

PERRY

Valuation Report

12/28/2023

Name: MAENHOUT, KIRK R

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MAENHOUT, SUSAN J

Map/Lot:

015-040

Account: 889 Card: 1 of 1

Location:

LAKE RD

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Sale Date 01/19/2021
Sale Price 10
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.25	Acres-Rear Land 1	3,000.00	750 50%	Unimproved	375
Total Acres 0.25				Land Total	375

Accpt Land	400	Accepted Bldg	0	Total	400
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PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023
 Page 883
 002-015-009
 CANNON HILL RD

Account: 890 Card: 1 of 1 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%		13,500	
6.00	Acres-Rear Land 2	450.00	2,700	100%		2,700	
Total Acres 7.00			Land Total		16,200		
Acpt Land		16,200	Accepted Bldg		0	Total	
						16,200	

PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023

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Account: 891 Card: 1 of 1

Map/Lot:
 Location:

002-015-010
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000	
8.30	Acres-Rear Land 2	450.00	3,735	100%		3,735	
Total Acres 9.30			Land Total		18,735		
Acpt Land		18,700	Accepted Bldg		0	Total	
						18,700	

PERRY
 Name: CARLE, KENNETH F III

Valuation Report

12/28/2023
 Page 885
 002-015-008
 CANNON HILL RD

Account: 892 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/19/2016
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean	85,000.00	85,000	90%	Unimproved	76,500	
4.80	Acres-Rear Land 1	3,000.00	14,400	100%		14,400	
Total Acres 5.80			Land Total		90,900		
Acpt Land		90,900	Accepted Bldg		0	Total	90,900

PERRY
 Name: BACA, GARY L
 BACA, LOUISE M

Valuation Report

12/28/2023

Page 886

Account: 893 Card: 1 of 1

Map/Lot:
 Location:

002-015-007
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/07/2005
 Sale Price 148,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
14.10	Acres-Rear Land 1	3,000.00	42,300	100%		42,300	
Total Acres 15.60			Land Total			135,993	

Acpt Land	136,000	Accepted Bldg	0	Total	136,000
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PERRY
 Name: COLLARD, JOSEPH E
 COLLARD, MICHELLE L
 Account: 894 Card: 1 of 1

Valuation Report

12/28/2023
 Page 887
 002-015-006
 CANNON HILL RD

Map/Lot:
 Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 08/26/2005
 Sale Price 144,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
14.60	Acres-Rear Land 1	3,000.00	43,800	100%		43,800	
Total Acres 16.10			Land Total			137,493	

Acpt Land	137,500	Accepted Bldg	0	Total	137,500
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PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023

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Account: 895 Card: 1 of 1

Map/Lot:
 Location:

002-015-005
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2020
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean	85,000.00	85,000	90%	Unimproved	76,500	
9.00	Acres-Rear Land 1	3,000.00	27,000	100%		27,000	
Total Acres 10.00			Land Total		103,500		

Acpt Land	103,500	Accepted Bldg	0	Total	103,500
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PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023
 Page 889
 002-015-004
 CANNON HILL RD

Account: 896 Card: 1 of 1 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
11.80	Acres-Rear Land 1	3,000.00	35,400	100%		35,400	
Total Acres 13.30			Land Total			129,093	

Acpt Land 129,100 **Accepted Bldg** 0 **Total** 129,100

PERRY
Name: PERRY, TOWN

Valuation Report

12/28/2023
Page 890
018-030
US RTE ONE

Account: 898 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 42 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.12	Acres-Baselot (Fract)	30,000.00	10,392	100%	10,392	
Total Acres 0.12			Land Total		10,392	
Accpt Land		10,400	Accepted Bldg		0	Total
						10,400

PERRY
 Name: CONGREGATIONAL CHURCH

Valuation Report

12/28/2023
 Page 891
 018-038
 64 SHORE RD

Account: 900 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Commercial
 Topography Above Street
 Utilities Septic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 43 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Baselot (Fract)	20,000.00	17,205	100%		17,205
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 0.74			Land Total			20,205

Commercial Description						
Occupancy Type	Church.....					
Class & Quality	Masonry.....Avg.					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	1920					
Remodeled	0					
Base Cost/Sqft	53.01					
Heat-Cool/Sqft	+	5.89				
Total	58.90					
Size Factor	X	0.993				
Adjusted Cost/Sqft	58.49					
Total Square Feet	X	2,140				
Replacement Cost	125,169					
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal	87,618					
Economic Factor	X	1.00	Total Value		87,618	

Acpt Land	20,200	Accepted Bldg	87,600	Total	107,800
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PERRY
Name: PERRY,TOWN OF

Valuation Report

12/28/2023

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Map/Lot:

018-051

Account: 901 Card: 1 of 1

Location:

971 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
Topography Level
Utilities None
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	20,000.00	14,142	100%		14,142
Total Acres 0.50			Land Total			14,142

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1950	1020	D 100	17.491	Ava.	73%	100%	100%	12.768	
Unfinished Attic	1950	600	E 100	950	Ava.	73%	100%	100%	694	
Outbuilding Total									13,462	
Acpt Land		14,100	Accepted Bldg		13,500	Total		27,600		

PERRY
Name: DORE, STEFANSON J

Valuation Report

12/28/2023

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Map/Lot: 004-020-001
Location: 265 OLD EASTPORT RD

Account: 902 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/05/2017
Sale Price 10,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.20	Acres-Rear Land 2	450.00	90	100%		90
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.20			Land Total			18,090

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2017	14X56	B 100	24.395	Good	95%	100%	100%	23.175
Frame Shed	2017	120	E 100	1.000	Ava.	95%	100%	100%	950
Concrete Slab...	2000	784	C 100	3.920	Ava.	91%	100%	100%	3.567
						Outbuilding Total			27,692
Acpt Land		18,100	Accepted Bldg		27,700	Total		45,800	

PERRY
 Name: DORE, ROBERT S
 DORE, BARBARA

Valuation Report

12/28/2023

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Account: 903 Card: 1 of 1

Map/Lot:
 Location:

004-020
 243 Old Eastport Rd

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.20	Acres-Rear Land 2	450.00	540	100%		540
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.20			Land Total			26,540

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,280 Sqft	Grade B 100	Base		123,975
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	936 Sqft, Grade E	Basement Gar	None	Fin Bsmt		4,563
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,320
Rooms	5					
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		10,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		800
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	141,658
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	89%	85%	100%	107,164	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Shed	1993	144	D 100	1.843	Ava.	89%	100%	100%		1,640
Outbuilding Total										1,640

Acpt Land 26,500 **Accepted Bldg** 108,800 **Total** 135,300

PERRY
 Name: ELIZAJOHN 8589, LLC

Valuation Report

12/28/2023
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 002-015-003
 CANNON HILL RD

Account: 904 Card: 1 of 1 Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 12/03/2019
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
10.40	Acres-Rear Land 1	3,000.00	31,200	100%		31,200	
Total Acres 11.90			Land Total			124,893	

Acpt Land 124,900 **Accepted Bldg** 0 **Total** 124,900

PERRY
 Name: WARDLE, BRADLEY
 STORY, STORY, SHANA

Valuation Report

12/28/2023
 Page 896
 002-015-002
 45 PAIGE WAY

Account: 905 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 05/19/2016
 Sale Price 49,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693
9.70	Acres-Rear Land 1	3,000.00	29,100	100%		29,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 11.20			Land Total			128,793

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	760 Sqft	Grade B 100	Base	130,518
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-95
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,118
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	6,750
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,627
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	831
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	Typical	Typical	Good	Typical	125,259
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
						Value(Rcnld)
						118,996

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2018	160	D 100	1.976	Ava.	95%	100%	100%	1.877
Carport/Canopy	2019	416	C 100	2.768	Ava.	95%	100%	100%	2.630
Outbuilding Total									4,507

Acpt Land 128,800 **Accepted Bldg** 123,500 **Total** 252,300

PERRY
Name: DANA, CANDI

Valuation Report

12/28/2023

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Account: 906 Card: 1 of 1

Map/Lot:
Location:

008-001-A
550 OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 110	Base	115,995
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,233
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	770
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	125,598
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	116,806	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2004	144	C 110	1.542	Ava.	1.434
Frame Shed	2004	100	E 100	898	Poor	324
Concrete Slab...	2004	484	D 100	1.984	Ava.	1.845
Outbuilding Total						3,603

Acpt Land 0 **Accepted Bldg** 120,400 **Total** 120,400

PERRY
 Name: DITCHFIELD, DANIEL M

Valuation Report

12/28/2023

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Map/Lot:

003-001-003

Location:

BIRCH POINT RD

Account: 908 Card: 1 of 1

Neighborhood 7 BIRCH PT RD

Sale Data
 Sale Date 01/27/2022
 Sale Price 61,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.10	Acres-Ocean/Cove	50,000.00	52,440	100%		52,440	
3.26	Acres-Rear Land 1	3,000.00	9,780	100%		9,780	
Total Acres 4.36			Land Total			62,220	
Acpt Land		62,200	Accepted Bldg		0	Total	62,200

Neighborhood 5	ROUTE 1					Sale Data
Zoning/Use	Residential .					Sale Date 01/13/2020
Topography	Level					Sale Price 0
Utilities	Drilled WellSeptic System					Sale Type Land & Buildings
Street	Paved					Financing Unknown
						Verified Public Record
						Validity Exempt Property

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 43 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
5.00	Acres-Rear Land 2	450.00	2,250	100%		2,250
4.00	# -Lot Improvements	3,000.00	12,000	100%		12,000
Total Acres 6.00					Land Total	34,250

Commercial Description						
Occupancy Type	Church.....					
Class & Quality	Frame.....	Good				
# Dwelling Units		0				
Exterior		Aluminum/Vinyl				
Stories & Height		1 STORY @ 8'				
Heating/Cooling		Hot Water				
Built		2000				
Remodeled		0				
Base Cost/Sqft		63.38				
Heat-Cool/Sqft	+	8.11				
Total		71.49				
Size Factor	X	0.870				
Adjusted Cost/Sqft		62.20				
Total Square Feet	X	2,870				
Replacement Cost		178,514				
Condition		Very Good				
% Good Physical	X	.92				
Functional	X	1.00				
Subtotal		164,233				
Economic Factor	X 1.00				Total Value	164,233

Acpt Land	34,300	Accepted Bldg	164,200	Total	198,500
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Neighborhood 5 ROUTE 1

Zoning/Use Religious.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 43 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Baselot (Fract)	20,000.00	14,560	100%		14,560
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.53			Land Total			20,560

Commercial Description						
Occupancy Type	Church.....					
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 8'					
Heating/Cooling	Forced Warm Air					
Built	1910					
Remodeled	2009					
Base Cost/Sqft		47.51				
Heat-Cool/Sqft	+	5.84				
Total		53.35				
Size Factor	X	0.931				
Adjusted Cost/Sqft		49.67				
Total Square Feet	X	1,425				
Replacement Cost		70,780				
Condition	Good					
% Good Physical	X	.70				
Functional	X	1.00				
Subtotal		49,546				
Economic Factor	X	1.00	Total Value	49,546		

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1910	80	C 100	1.573	Good	70%	100%	100%	1.101	
Wood Deck	1910	96	C 100	1.018	Good	70%	100%	100%	713	
Outbuilding Total									1,814	

Accpt Land	20,600	Accepted Bldg	51,400	Total	72,000
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PERRY
 Name: PERRY, TOWN OF
 FIRE DEPARTMENT POND

Valuation Report

12/28/2023
 Page 901
 009-052
 US RTE ONE

Account: 913 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2

Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
0.25	Acres-Baselot (Fract)	15,000.00	7,500	100%		7,500
Total Acres 0.25			Land Total			7,500
Accpt Land		7,500	Accepted Bldg		0	Total
						7,500

PERRY
 Name: PERRY, TOWN OF
 SCHOOL

Valuation Report

12/28/2023
 Page 902
 013-001-001
 1587 US RTE ONE

Account: 914 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00			Land Total			34,550

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1989	144	C 100	6.447	Ava.	87%	100%	100%	5.609
.....	1989								
----- S O U N D V A L U E -----									998.000
Outbuilding Total									1,003,609
Acpt Land		34,600	Accepted Bldg		1,003,600	Total		1,038,200	

PERRY
Name: HOLLOWAY, BRITANI

Valuation Report

12/28/2023

Page 903

Map/Lot: 009-049

Account: 916 Card: 1 of 1

Location: 1362 US RTE ONE

Neighborhood 5	ROUTE 1					Sale Data
Zoning/Use	Commercial					Sale Date 06/13/2014
Topography	Above Street					Sale Price 0
Utilities	Drilled WellSeptic System					Sale Type Land & Buildings
Street	Paved					Financing Unknown
						Verified Public Record
						Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Baselot (Fract)	30,000.00	47,434	100%		47,434
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.50			Land Total			53,434

Commercial Description			
Occupancy Type	Discount Store..		
Class & Quality	Frame.....Fair		
# Dwelling Units	0		
Exterior	Wood Siding		
Stories & Height	1 STORY @ 10'		
Heating/Cooling	Hot Water		
Built	1955		
Remodeled	0		
Base Cost/Sqft		20.09	
Heat-Cool/Sqft	+	5.67	
Total		25.76	
Size Factor	X	0.959	
Adjusted Cost/Sqft		24.70	
Total Square Feet	X	5,214	
Replacement Cost		128,786	
Condition	Average		
% Good Physical	X	.50	
Functional	X	1.00	
Subtotal		64,393	
Economic Factor	X 1.00		Total Value 64,393

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1960	50	D 100	440	Ava.	50%	100%	100%	220
Open Frame Porch	1960	752	D 100	4.890	Ava.	50%	100%	100%	2,445
Frame Shed	1999	280	C 100	3.637	Ava.	91%	100%	100%	3,310
Frame Garaae	2011	816	B 100	22.330	Ava.	95%	100%	100%	21,214
Outbuilding Total									27,189

Acpt Land 53,400 **Accepted Bldg** 91,600 **Total** 145,000

PERRY
 Name: URQUHART, AARON G
 URQUHART, MARY-ANN B
 Account: 917 Card: 1 of 1

Valuation Report

12/28/2023
 Page 904
 012-013
 GOLDING RD

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 09/17/2005
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.50	Acres-Rear Land 2	450.00	2,025	100%		2,025
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.50					Land Total	20,025

Dwelling Description

Replacement Cost New

Conventional	One Story	1,508 Sqft	Grade B 100	Base	149,099
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,733
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	943
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Typical	Typical	Average	Typical	160,275	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		94%	100%	100%	150,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Wood Deck	2007	495	B 100	5.262	Ava.	94%	100%	100%	4.946
Open Frame Porch	2007	70	B 100	864	Ava.	94%	100%	100%	812
Wood Deck	2007	44	B 100	752	Ava.	94%	100%	100%	707
Frame Shed	2007	256	C 100	3.391	Ava.	94%	100%	100%	3.188
Outbuilding Total									9,653

Acpt Land 20,000 **Accepted Bldg** 160,300 **Total** 180,300

PERRY
 Name: EASTERN MAINE ELECTRIC COOP

Valuation Report

12/28/2023
 Page 905
 E.M.E.C.
 POWER LINES

Account: 918 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 25 PERRY TOWN LOCATIONS

Zoning/Use Utilities.....
 Topography
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
199.80	-----Utilities	1,000.00	199,800	100%		199,800	
Total Acres 0.00				Land Total		199,800	
Land		201,700	Accepted Bldg		0	Total	201,700

PERRY
Name: VERSANT POWER

Valuation Report

12/28/2023

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Map/Lot:

B.H.E.C.

Account: 919 Card: 1 of 1

Location:

POWER LINES, ETC

Neighborhood 25 PERRY TOWN LOCATIONS

Zoning/Use Utilities.....
Topography
Utilities None
Street None

Reference 1 apayable@versantpower.com
Reference 2 BANGOR-HYDRO TO EMERA MAINE TO
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.00	-----Utilities	1,000.00	199,800	100%	0	
Total Acres 0.00			Land Total		0	
Land	1,779,800	Accepted Bldg	0	Total	1,779,800	

PERRY
 Name: MITCHELL, JAMES R III
 MITCHELL, SHERIE III

Valuation Report

12/28/2023

Page 907

Account: 920 Card: 1 of 1

Map/Lot:
 Location:

004-021
 254 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Ocean --	55,000.00	37,303	50%	Size/Shape	18,651
15.07	Acres-Rear Land 1	3,000.00	45,210	60%	View/Envir	0
15.07	Acres-Rear Land 1	3,000.00	6,000	80%	Restrictio	21,701
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.53						Land Total 46,352

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	570 Sqft	Grade C 100	Base		96,653
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-2,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,447
Rooms	9					
Bedrooms	5	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-998
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1850	1975	Typical	Typical	Average	Typical		94,478
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	65%	100%	100%			61,411

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storr Frame	1975	942	C 100	19.895	Ava.	65%	100%	100%	12.932
Wood Deck	1975	234	C 100	2.122	Ava.	65%	100%	100%	1.379
Frame Shed	1975	308	D 100	3.217	Ava-	77%	100%	100%	2.477
Frame Garage	1974	572	C 100	13.718	Ava.	82%	100%	100%	11.249
Encl Frame Porch	1975	30	C 100	1.062	Ava.	65%	100%	100%	690
One Storr Frame	1850	952	E 100	10.053	Ava-	60%	100%	100%	6.032
Outbuilding Total									34,759

Acpt Land 46,400 **Accepted Bldg** 96,200 **Total** 142,600

PERRY
 Name: DOTEN, JUDD
 MURPHY, VENUS

Valuation Report

12/28/2023
 Page 908
 018-002-B
 866 US RTE ONE

Account: 921 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade B 100	Base	108,300
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,911
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,040	Insulation	650
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	Typical	Typical	Average	Typical	97,016	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	92,165
Acpt Land		0	Accepted Bldg		92,200	Total	92,200

PERRY
 Name: SANCHEZ, ROBERT A &
 ZIPPERER, AMY A

Valuation Report

12/28/2023

Page 909

Account: 925 Card: 1 of 1

Map/Lot:
 Location:

002-002-001
 196 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Above Street
 Utilities NoneNone
 Street Gravel

Sale Data
 Sale Date 08/31/2007
 Sale Price 104,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00					Land Total	21,000

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 110	Base	100,311
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	Typical	Average	Typical	100,311	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	88,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhano	1990	33	C 110	767	Ava.	88%	100%	100%	675
Frame Shed	1990	128	C 110	2.291	Ava.	88%	100%	100%	2.016
Frame Shed	1990	48	E 100	633	Ava.	88%	50%	100%	278
Wood Deck	1990	128	C 110	1.401	Ava.	88%	100%	100%	1.233
Outbuilding Total									4,202

Acpt Land

21,000

Accepted Bldg

92,500

Total

113,500

PERRY
 Name: PATTERSON, ROBERT S
 PATTERSON, JENNIFER
 Account: 926 Card: 1 of 1

Valuation Report

12/28/2023
 Page 910
 013-020-004
 855 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.70	Acres-Rear Land 2	450.00	1,215	100%		1,215
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.70			Land Total			27,215

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	900 Sqft	Grade B 100	Base	151,344
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,855
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	984
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	Typical	Typical	Average	Typical	162,683	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	100%	148,042

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1998	144	B 100	3.801	Ava.	91%	100%	100%	3.459
Unfin Basement	1998	144	B 100	4.190	Ava.	91%	100%	100%	3.813
Wood Deck	1998	144	B 100	1.752	Ava.	91%	100%	100%	1.594
Encl Frame Porch	2016	96	B 100	2.170	Ava.	91%	100%	100%	1.975
Open Frame Porch	1998	288	B 100	2.970	Ava.	91%	100%	100%	2.703
Frame Garae	2016	960	B 110	27.926	Ava.	95%	100%	100%	26.530
Unfinished Attic	2016	960	B 100	3.050	Ava.	95%	100%	100%	2.898
Outbuilding Total									42,972

Acpt Land 27,200 **Accepted Bldg** 191,000 **Total** 218,200

PERRY
Name: RODRICK, MELISSA

Valuation Report

12/28/2023
Page 911
015-045-002
9 COTTAGE LN

Account: 927 Card: 1 of 1
Map/Lot: Location:

Neighborhood 4 LAKE RD
Zoning/Use Residential .
Topography Rolling
Utilities None
Street Semi-Improved

Sale Data
Sale Date 07/26/2014
Sale Price 12,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.63	Acres-Rear Land 2	450.00	284	100%		284
Total Acres 1.63			Land Total			12,284

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storv Frame	1910	308	D 100	5.334	Ava.	65%	100%	100%	3,467
Open Frame Porch	1910	70	D 100	567	Ava.	65%	100%	100%	369
						Outbuilding Total			3,836
Acpt Land		12,300	Accepted Bldg		3,800	Total		16,100	

PERRY
 Name: DILLON, DANIEL R
 DILLON, AGNES S

Valuation Report

12/28/2023
 Page 912
 005-021-006
 MOUNTAIN RD

Account: 928 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2021
 Sale Price 53,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.66	Acres-Ocean --	55,000.00	70,863	90%	Unimproved	63,776	
3.58	Acres-Rear Land 1	3,000.00	10,740	60%	View/Envir	6,444	
Total Acres 5.24			Land Total		70,220		
Acpt Land		70,200	Accepted Bldg		0	Total 70,200	

PERRY
 Name: MUMM-LAU JOINT REVOCABLE TRUST DATED
 MUMM, HANS P & LAU, JUNE W (TRUSTEES)
 Account: 929 Card: 1 of 1

Valuation Report

12/28/2023
 Page 913
 005-021-007&8
 MOUNTAIN RD

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 09/24/2021
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 2S HOUSE, GARAGE, SHED
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean --	55,000.00	77,782	90%	Unimproved	70,004	
4.85	Acres-Ocean --	55,000.00	121,125	50%	Excess Frt	60,562	
4.17	Acres-Rear Land 1	3,000.00	12,510	100%		12,510	
Total Acres 11.02			Land Total		143,076		

Accpt Land 143,100 **Accepted Bldg** 0 **Total** 143,100

PERRY
 Name: CLATE, BRIAN
 SCHAPMIRE-CLATE, KATRINA
 Account: 930 Card: 1 of 1

Valuation Report

12/28/2023
 Page 914
 005-021-005
 MOUNTAIN RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 12/03/2021
 Sale Price 41,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.10	Acres-Ocean --	55,000.00	57,684	90%	Unimproved	51,916	
3.97	Acres-Rear Land 1	3,000.00	11,910	60%	View/Envir	7,146	
Total Acres 5.07			Land Total			59,062	
Acpt Land		59,100	Accepted Bldg		0	Total	59,100

PERRY
 Name: EDDINGS, JASON
 EDDINGS, LAURA

Valuation Report

12/28/2023
 Page 915
 005-021-009
 MOUNTAIN RD

Account: 931 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 10/09/2020
 Sale Price 32,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean --	55,000.00	67,361	90%	Unimproved	60,625	
6.00	Acres-Rear Land 1	3,000.00	18,000	60%	View/Envir	10,800	
Total Acres 7.50			Land Total		71,425		
Acpt Land		71,400	Accepted Bldg		0	Total	
						71,400	

PERRY
 Name: WHITE, ALEXANDER L
 JANIA, JANUSZ J

Valuation Report

12/28/2023
 Page 916
 007-004-001
 SHORE RD

Account: 933 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 05/09/2019
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	Unimproved	27,000	
4.68	Acres-Rear Land 4	1,000.00	4,680	100%		4,680	
Total Acres 5.68			Land Total		31,680		
Acpt Land		31,700	Accepted Bldg		0	Total	31,700

PERRY
 Name: GRIMSHAW, PAUL

Valuation Report

12/28/2023
 Page 917
 014-025-002
 COOK RD

Account: 934 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 07/01/2014
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
6.42	Acres-Rear Land 2	450.00	2,889	100%		2,889	
Total Acres 7.42			Land Total		13,689		
Acpt Land		13,700	Accepted Bldg		0	Total	13,700

PERRY
 Name: FITZSIMMONS, MERLE R
 FITZSIMMONS, ROBERT D

Valuation Report

12/28/2023
 Page 918
 014-025-003
 26 COOK RD

Account: 935 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/01/2001
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.84	Acres-Rear Land 2	450.00	828	100%		828
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.84			Land Total			26,828

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	84,109
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	Typical	Average	Typical	86,989	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		88%	100%	100%	76,550

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1990	64	C 100	762	Ava.	88%	100%	100%		671
Outbuilding Total										671

Acpt Land 26,800 **Accepted Bldg** 77,200 **Total** 104,000

PERRY
 Name: PERRY, ANN
 PERRY II, DAVID J

Valuation Report

12/28/2023

Page 919

Account: 936 Card: 1 of 1

Map/Lot:
 Location:

003-001-001-004
 BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 10/01/2002
 Sale Price 49,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.95	Acres-Ocean/Cove	50,000.00	48,734	100%		48,734	
Total Acres 0.95			Land Total			48,734	
Acpt Land		48,700	Accepted Bldg		0	Total	48,700

PERRY
 Name: SINGLETON, TERRY ANNE

Valuation Report

12/28/2023

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Account: 937 Card: 1 of 1

Map/Lot:
 Location:

003-001-002
 BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 01/30/2023
 Sale Price 115,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean/Cove	50,000.00	70,711	100%		70,711	
7.25	Acres-Rear Land 1	3,000.00	21,750	100%		21,750	
Total Acres 9.25			Land Total			92,461	
Acpt Land		92,500	Accepted Bldg		0	Total	92,500

PERRY
 Name: PASSAMAQUODDY WATER DISTRICT

Valuation Report

12/28/2023
 Page 921
 018-015-001
 GOLDING RD

Account: 938 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 49 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.19	Acres-Misc (Fract)	12,000.00	13,090	90%	Unimproved	11,781	
Total Acres 1.19			Land Total		11,781		
Acpt Land		11,800	Accepted Bldg		0	Total	
						11,800	

PERRY
 Name: MCGUIRE, WAYNE E
 MCGUIRE, BRENDA

Valuation Report

12/28/2023
 Page 922
 010-038-001
 425 SHORE RD

Account: 940 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Ocean	85,000.00	73,612	100%		73,612
1.74	Acres-Rear Land 1	3,000.00	5,220	100%		5,220
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.49					Land Total	84,832

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	896 Sqft	Grade C 100	Base		119,090
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement		-938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,124
Rooms	3					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy	SFLA	1,344	Insulation		672
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Below Average	Typical	116,700
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		89%	62%	100%
						Value(Rcnd)
						64,395

Acpt Land 84,800 **Accepted Bldg** 64,400 **Total** 149,200

PERRY
Name: FROST, PAULA

Valuation Report

12/28/2023

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Map/Lot:

004-002-004

Account: 941 Card: 1 of 1

Location:

451 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			21,450

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1990	14X66	B 100	27.815	Good	67%	100%	100%	18.636
Frame Garage	1981	384	D 100	8.630	Ava-	79%	100%	100%	6.818
One Storv Frame	2006	560	B 100	14.784	Good	95%	100%	100%	14.045
Open Frame Porch	2006	120	B 100	1.348	Good	95%	100%	100%	1.281
Open Frame Porch	2015	240	C 100	2.005	Ava.	95%	100%	100%	1.905
						Outbuilding Total			42,685
Acpt Land		21,500	Accepted Bldg		42,700	Total		64,200	

PERRY
 Name: BURLINGAME, KENYON
 BURLINGAME, MARJORIE

Valuation Report

12/28/2023
 Page 924
 013-030-002
 GIN COVE RD

Account: 942 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Sale Data
 Sale Date 12/09/2019
 Sale Price 7,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled Well
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Baselot (Fract)	20,000.00	19,183	90%	Unimproved	17,265	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.92			Land Total		20,265		
Acpt Land		20,300	Accepted Bldg		0	Total	20,300

PERRY
 Name: FISHBEIN, MICHAEL
 BRYAN, CAROL P

Valuation Report

12/28/2023
 Page 925
 013-049-001
 GIN COVE RD

Account: 943 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/01/2002
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	50,000.00	50,000	90%	Unimproved	45,000	
40.30	Acres-Rear Land 2	450.00	18,135	100%		18,135	
Total Acres 41.30			Land Total			63,135	
Acpt Land		63,100	Accepted Bldg		0	Total	
						63,100	

PERRY
 Name: WILBUR, DAVID
 JONES, JONES, CHERYL
 Account: 944 Card: 1 of 1

Valuation Report

12/28/2023
 Page 926
 012-024-002
 1472 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 2	450.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			27,350

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	1991	14X76	D 100	23.804	Poor	28%	25%	100%	1,666	
Outbuilding Total									1,666	
Accpt Land		27,400	Accepted Bldg		1,700	Total		29,100		

PERRY
 Name: KELLER, MICHAEL
 KELLER, ANGELA

Valuation Report

12/28/2023

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Account: 945 Card: 1 of 1

Map/Lot:
 Location:

002-013-001
 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

Sale Data
 Sale Date 04/01/2002
 Sale Price 90,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1 B2622P118

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Ocean	85,000.00	104,103	90%	Unimproved	93,693	
8.24	Acres-Rear Land 1	3,000.00	24,720	100%		24,720	
Total Acres 9.74			Land Total			118,413	

Acpt Land 118,400 **Accepted Bldg** 0 **Total** 118,400

PERRY
 Name: HARRIS, GEORGE JR
 HARRIS, JANNA

Valuation Report

12/28/2023

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Account: 949 Card: 1 of 1

Map/Lot:
 Location:

015-012-001
 SUNSET COVE LN

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 02/09/2012
 Sale Price 175,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 9 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Lake	80,000.00	120,000	100%		120,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.25			Land Total			126,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,850 Sqft	Grade B 110	Base	186,656
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	1600 Sqft, Grade B	Basement Gar	None	Fin Bsmt	30,000
Heating	0% Not Heated	Cooling	0% None	Heat	-8,777
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	16,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,272
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	2017	Modern	Modern	Good	Typical	225,651
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				95%	100%	100%
						214,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	784	B 110	23.815	Good	95%	100%	100%	22,624
Open Frame Porch	2004	80	B 110	1.056	Good	95%	100%	100%	1,003
One Storv Frame	2004	200	B 110	5.808	Good	95%	100%	100%	5,518
Wood Deck	2004	200	B 110	2.543	Good	95%	100%	100%	2,416
Outbuilding Total									31,561

Acpt Land

126,000

Accepted Bldg

245,900

Total

371,900

PERRY
 Name: RAYE, KEVIN L
 RAYE, KAREN H

Valuation Report

12/28/2023

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Account: 950 Card: 1 of 1

Map/Lot:
 Location:

015-012-002
 SUNSET COVE LN

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 10/01/2000
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3906P99 SMALL PIECE APPROX .10

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.36	Acres-Lake	80,000.00	93,295	100%		93,295
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.36						Land Total 97,795

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade B 110	Base	158,200
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	544 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,440
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	16,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	842
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Typical	Typical	Average	Typical	188,182
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						173,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2001	32	B 110	546	Ava.	92%	100%	100%	502
One Storv Frame	2001	80	B 110	2.323	Ava.	92%	100%	100%	2.137
Open Frame Porch	2001	64	B 110	887	Ava.	92%	100%	100%	816
Wood Deck	2001	292	B 110	3.555	Ava.	92%	100%	100%	3.271
One Storv Frame	2001	284	B 110	8.248	Ava.	92%	100%	100%	7.588
Frame Garage	2001	624	B 100	18.252	Ava.	92%	100%	100%	16.792
Finished Attic	2001	624	B 100	10.695	Ava.	92%	100%	100%	9.839
Wood Deck	2001	40	B 110	783	Ava.	92%	100%	100%	720
Frame Garage	2016	768	C 100	17.048	Ava.	95%	100%	100%	16.196
Frame Shed	2000	36	E 100	572	Poor	71%	100%	100%	406
Outbuilding Total									58,267

Acpt Land

97,800

Accepted Bldg

231,400

Total

329,200

PERRY
 Name: BROWN,PATRICIA ANN TRUSTEE
 PATRICIA ANN BROWN REVOCABLE TRUST
 Account: 951 Card: 1 of 1

Valuation Report

12/28/2023

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Map/Lot: 015-012-003
 Location: 65 SUNSET COVE LN

Neighborhood 4	LAKE RD	Sale Data
Zoning/Use	Shoreland.....	Sale Date 11/09/2012
Topography	Rolling	Sale Price 298,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Gravel	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.08	Acres-Lake	80,000.00	83,138	100%		83,138
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.08						Land Total 89,138

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,837 Sqft	Grade B 110	Base	179,917
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	-26,901
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,713
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,263
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	Typical	Typical	Average	Typical	166,242
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						152,943

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	2001	1016	B 110	29.236	Ava.	26.897
Frame Shed	2001	256	D 100	2.781	Ava.	2.559
Wood Deck	2001	416	B 110	4.919	Ava.	4.525
Open Frame Porch	2001	177	B 110	2.088	Ava.	1.921
Encl Frame Porch	2001	187	B 110	3.665	Ava.	3.372
Outbuilding Total						39,274

Acpt Land	89,100	Accepted Bldg	192,200	Total	281,300
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PERRY
 Name: POPPER, DOUGLAS L
 POPPER, JEAN

Valuation Report

12/28/2023

Page 931

Account: 952 Card: 1 of 1

Map/Lot:
 Location:

015-012-004
 99 SUNSET COVE LN

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 02/01/2012
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 CHANGED TO LLC B 3820 P296 3 LOTS

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Lake	80,000.00	138,564	100%		138,564
4.86	Acres-Rear Land 1	3,000.00	14,580	100%		14,580
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.86					Land Total	159,144

Dwelling Description

Replacement Cost New

Conventional	One Story	1,768 Sqft	Grade B 110	Base	184,064
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-243
					0
Foundation	Concrete	Basement	Dry None	Basement	-6,787
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,525
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,250
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,875
Insulation	Heavy			Insulation	1,216
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	Typical	Typical	Good	Typical	196,900	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		95%	100%	100%	187,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Frame Shed	2019	1208	D 100	10.759	Ava.	95%	100%	100%		10,221
Outbuilding Total										10,221

Acpt Land

159,100

Accepted Bldg

197,300

Total

356,400

PERRY
 Name: MITCHELL, DAVID A
 MITCHELL, TAMARA JEAN
 Account: 957 Card: 1 of 1

Valuation Report

12/28/2023
 Page 932
 Map/Lot: 014-016-001
 Location: SOUTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 03/05/2008
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Lake	80,000.00	66,453	90%	Unimproved	59,808	
Total Acres 0.69			Land Total		59,808		
Acpt Land		59,800	Accepted Bldg		0	Total	59,800

PERRY
Name: TOMPKINS, BRADLEY

Valuation Report

12/28/2023
Page 933

Account: 958 Card: 1 of 1 Map/Lot: 014-025-001
Location: 1301 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
3.50	Acres-Rear Land 1	3,000.00	10,500	100%		10,500
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.50			Land Total			36,500

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1987	14X76	B 100	31.235	Good	63%	100%	100%	19.616
Concrete Slab...	1987	1064	C 100	5.320	Ava.	86%	100%	100%	4.575
Open Frame Porch	1987	66	C 100	660	Ava.	86%	100%	100%	568
2S Frame Shed	1987	192	E 100	2.011	Ava-	81%	100%	100%	1.629
Outbuilding Total									26,388
Acpt Land		36,500	Accepted Bldg		26,400	Total			62,900

PERRY
 Name: BLANCHARD, BRENDA

Valuation Report

12/28/2023
 Page 934
 010-016-001
 202 SHORE RD

Account: 959 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2 14 X 44 ADDITION 2021
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
6.80	Acres-Rear Land 4	1,000.00	6,800	100%		6,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 7.80			Land Total			62,800

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1974	14X60	B 100	25.763	Ava.	40%	100%	100%	10.305
One Storv Frame	1974	180	C 100	3.802	Ava.	82%	100%	100%	3.118
Wood Deck	1974	378	C 100	3.274	Ava.	82%	100%	100%	2.685
Concrete Slab...	1974	840	C 100	4.200	Ava.	82%	100%	100%	3.444
Frame Shed	1974	120	E 100	1.000	Ava-	77%	100%	100%	770
1 & 1/2 Storv Fr	2011	616	C 100	17.692	Ava.	95%	100%	100%	16.807
						Outbuilding Total			37,129
Acpt Land		62,800	Accepted Bldg		37,100	Total		99,900	

PERRY
 Name: CHAMBERS, JERRY J
 CHAMBERS, LOIS A

Valuation Report

12/28/2023
 Page 935
 015-042
 181 LAKE RD

Account: 960 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 09/01/1992
 Sale Price 5,000
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 14 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.70	Acres-Rear Land 2	450.00	2,115	100%		2,115
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.70						Land Total 20,115

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,056 Sqft	Grade C 100	Base	73,664
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	528
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2013	0	Typical	Typical	Average	Typical	68,946	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	65,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2013	320	C 100	2.810	Ava.	95%	100%	100%	2.670
Frame Shed	2013	168	E 100	1.246	Ava.	95%	100%	100%	1.184
Outbuilding Total									3,854

Acpt Land

20,100

Accepted Bldg

69,400

Total

89,500

PERRY
 Name: PIKE, SHERMAN DEAN

Valuation Report

12/28/2023
 Page 936
 011-009-020
 ROYS WAY

Account: 963 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Sale Data	
Sale Date	11/01/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%		10,800	
7.30	Acres-Rear Land 2	450.00	3,285	100%		3,285	
Total Acres 8.30			Land Total		14,085		
Acpt Land		14,100	Accepted Bldg		0	Total	
						14,100	

PERRY
Name: BISHOP, DANIEL

Valuation Report

12/28/2023

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Map/Lot:

015-019-004

Account: 964 Card: 1 of 1

Location:

1824 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/28/2004
Sale Price 6,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
1.18	Acres-Rear Land 2	450.00	531	100%		531
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.18			Land Total			24,531

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	576 Sqft	Grade D 110	Base		80,482
Exterior	Single Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-2,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,750
Rooms	2					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		390
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	76,820
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	95%	70%	100%	51,085	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	2010	256	E 100	1.696	Ava.	95%	100%	100%	1.611
Frame Shed	2013	864	D 100	7.876	Ava.	95%	100%	100%	7.482
Outbuilding Total									9,093

Acpt Land 24,500 **Accepted Bldg** 60,200 **Total** 84,700

PERRY
 Name: BISHOP, DANNY

Valuation Report

12/28/2023
 Page 938
 015-019-003
 US RTE ONE

Account: 965 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 06/18/2011
 Sale Price 9,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
1.06	Acres-Rear Land 2	450.00	477	100%		477	
Total Acres 2.06			Land Total		18,477		
Acpt Land		18,500	Accepted Bldg		0	Total	18,500

PERRY
Name: CHAMPAGNE, BEVERLY

Valuation Report

12/28/2023
Page 939
015-019-002
12 SPRUCE LN

Account: 966 Card: 1 of 2 Map/Lot: Location:

Neighborhood 5 ROUTE 1
Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1992
Sale Price 12,000
Sale Type Land Only
Financing Unknown
Verified Other Source
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 24 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.69	Acres-Rear Land 2	450.00	1,211	100%		1,211
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.69			Land Total			27,211

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		84,109
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-1,952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Average	Typical	82,157
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	73,120	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1993	176	C 100	1.658	Ava.	89%	100%	100%		1,476
Outbuilding Total										1,476

Acpt Land 27,200 **Accepted Bldg** 74,600 **Total** 101,800

PERRY
Name: CHAMPAGNE, BEVERLY

Valuation Report

12/28/2023
Page 940
015-019-002
12 SPRUCE LN

Account: 966 Card: 2 of 2 Map/Lot: Location:

Neighborhood 5	ROUTE 1					Sale Data
Zoning/Use	Residential .			Sale Date	09/01/1992	
Topography	Rolling			Sale Price	12,000	
Utilities	Drilled WellSeptic System			Sale Type	Land Only	
Street	Paved			Financing	Unknown	
				Verified	Other Source	
				Validity	Arms Length Sale	

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			26,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,248 Sqft	Grade C 100	Base		99,458
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-3,896
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	Typical	Typical	Average	Typical	99,562	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	89,606

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	168	C 100	1.594	Ava.	90%	100%	100%	1,435
Outbuilding Total									1,435

Accpt Land	26,000	Accepted Bldg	91,000	Total	117,000
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PERRY
Name: CHAMPAGNE, BEVERLY

Valuation Report

12/28/2023
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015-019-002
12 SPRUCE LN

Account: 966

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	27,200	74,600	101,800	27,200	74,600	101,800
2	26,000	91,000	117,000	26,000	91,000	117,000
TOTAL	53,200	165,600	218,800	53,200	165,600	218,800

PERRY
 Name: JUREWICZ, JOHN L
 JUREWICZ, LAURA J

Valuation Report

12/28/2023
 Page 942
 006-021-002
 US RTE ONE

Account: 968 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 10/01/1993
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
3.30	Acres-Rear Land 2	450.00	1,485	100%		1,485	
Total Acres 4.30			Land Total			19,485	
Acpt Land		19,500	Accepted Bldg		0	Total	19,500

PERRY
 Name: LITTLE RIVER VETERINARY CLINIC

Valuation Report

12/28/2023
 Page 943
 006-021-003
 1074 US RTE ONE

Account: 969 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1
 Zoning/Use Commercial
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/27/2005
 Sale Price 104,250
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Baselot (Fract)	20,000.00	34,641	100%		34,641
0.44	Acres-Rear Land 2	450.00	198	100%		198
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.44			Land Total			40,839

Commercial Description						
Occupancy Type	Veteranary Hosp.					
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	1993					
Remodeled	0					
Base Cost/Sqft	54.69					
Heat-Cool/Sqft	+	6.41				
Total	61.10					
Size Factor	X	1.039				
Adjusted Cost/Sqft	63.48					
Total Square Feet	X	2,160				
Replacement Cost	137,117					
Condition	Good					
% Good Physical	X	.83				
Functional	X	1.00				
Subtotal	113,807					
Economic Factor	X	1.00	Total Value		113,807	

Acpt Land 40,800 **Accepted Bldg** 113,800 **Total** 154,600

PERRY
 Name: CANTWELL, WALTON
 CANTWELL, JUDITH

Valuation Report

12/28/2023
 Page 944
 008-020-001
 US RTE ONE OFF

Account: 970 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 03/15/2016
 Sale Price 2,017
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.50	Acres-Rear Land 2	450.00	4,725	100%		4,725	
Total Acres 10.50					Land Total	4,725	
Acpt Land		4,700	Accepted Bldg		0	Total	4,700

PERRY
 Name: CURTIS, CHARLES

Valuation Report

12/28/2023

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Map/Lot:

008-013

Account: 971 Card: 1 of 1

Location:

LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Date 02/26/2020
 Sale Price 29,700
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
42.00	Acres-Rear Land 2	450.00	18,900	100%		18,900
Total Acres 43.00			Land Total			29,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1980	600	C 100	13.939	Fair	72%	100%	100%	10,036
Outbuilding Total									10,036

Acpt Land 29,700 **Accepted Bldg** 10,000 **Total** 39,700

PERRY
 Name: WOODMAN, TIMOTHY D

Valuation Report

12/28/2023
 Page 946

Account: 972 Card: 1 of 1

Map/Lot: 009-024-001
 Location: 294 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	50%	Unimproved	3,000
Total Acres 2.00			Land Total			15,450
Accpt Land		15,500	Accepted Bldg		0	Total
						15,500

PERRY
Name: EARLEY, CHARLES T

Valuation Report

12/28/2023
Page 947
011-009-022
ROYS WAY

Account: 973 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value		
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
9.20	Acres-Rear Land 2	450.00	4,140	100%		4,140	
Total Acres 10.20			Land Total			14,940	
Acpt Land		14,900	Accepted Bldg		0	Total	14,900

PERRY
Name: EARLEY, CHARLES T

Valuation Report

12/28/2023
Page 948
011-009-023
ROYS WAY

Account: 974 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%	12,000	
7.20	Acres-Rear Land 2	450.00	3,240	100%	3,240	
Total Acres 8.20			Land Total		15,240	
Acpt Land		15,200	Accepted Bldg		0	Total 15,200

PERRY
Name: EARLEY, CHARLES T

Valuation Report

12/28/2023
Page 949
011-009-024
ROYS WAY

Account: 975 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
9.30	Acres-Rear Land 2	450.00	4,185	100%		4,185	
Total Acres 10.30			Land Total			14,985	
Acpt Land		15,000	Accepted Bldg		0	Total	15,000

PERRY
 Name: EARLEY, CHARLES T

Valuation Report

12/28/2023
 Page 950
 011-009-025
 ROYS WAY

Account: 976 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
9.30	Acres-Rear Land 2	450.00	4,185	100%		4,185
Total Acres 10.30			Land Total			14,985
Acpt Land		15,000	Accepted Bldg		0	Total
						15,000

PERRY
 Name: EARLEY, CHARLES T

Valuation Report

12/28/2023
 Page 951
 011-009-026
 ROYS WAY

Account: 977 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
5.90	Acres-Rear Land 2	450.00	2,655	100%		2,655
Total Acres 6.90			Land Total			13,455
Acpt Land		13,500	Accepted Bldg		0	Total
						13,500

PERRY
 Name: ONE SIXTY EIGHT SPRUCE POINT RD

Valuation Report

12/28/2023

Page 952

Map/Lot:

018-047

Location:

SHORE RD

Account: 979 Card: 1 of 1

Neighborhood 19 SHORE RD

Sale Data	
Sale Date	11/18/2004
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Shoreland.....
 Topography Level
 Utilities None
 Street Semi-Improved

Reference 1 OPEN SPACE

Reference 2

Tran/Land/Bldg 0 5 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Open Space	25,000.00	28,504	55%	Restrictio	15,677
2.86	Acres-Rear Land 2	450.00	1,287	100%		1,287
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000
Total Acres 5.16			Land Total			34,964

Accpt Land	35,000	Accepted Bldg	0	Total	35,000
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PERRY
Name: NEWMAN, JOAN

Valuation Report

12/28/2023
Page 953
013-003-001
US RTE ONE

Account: 980 Card: 1 of 1
Map/Lot: Location:

Neighborhood 5 ROUTE 1
Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/16/2019
Sale Price 2,739
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
8.68	Acres-Rear Land 2	450.00	3,906	100%		3,906	
Total Acres 9.68			Land Total		21,906		
Acpt Land		21,900	Accepted Bldg		0	Total 21,900	

PERRY
 Name: LONGFELLOW, GERARDA A
 LONGFELLOW, DALE E
 Account: 986 Card: 1 of 1

Valuation Report

12/28/2023
 Page 954
 004-032-001
 5 TAHU LN

Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 4 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00						Land Total 37,800

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,008 Sqft	Grade B 100	Base		167,633
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,654
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,260
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	177,547
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	89%	95%	100%	150,116	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1995	288	B 100	2.970	Ava.	89%	95%	100%	2.511
One Storv Frame	1995	120	B 100	3.168	Ava.	89%	95%	100%	2.679
One Storv Frame	1995	48	B 100	1.268	Ava.	89%	95%	100%	1.073
Open Frame Porch	1995	32	B 100	496	Ava.	89%	95%	100%	419
Frame Garage	1995	896	C 100	19.223	Ava.	89%	100%	100%	17.108
Unfinished Attic	1995	896	C 100	2.344	Ava.	89%	100%	100%	2.086
Frame Shed	1995	96	D 100	1.440	Ava.	89%	100%	100%	1.282
Outbuilding Total									27,158

Acpt Land	37,800	Accepted Bldg	177,300	Total	215,100
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PERRY
 Name: PASSAMAQUODDY TRIBE AT PLEASANT

Valuation Report

12/28/2023

Page 955

Map/Lot:

006-056

Location:

RAILROAD ROW

Account: 987 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 07/01/2002
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 47 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
16.87	Acres-Rear Land 2	450.00	7,592	90%	6,832
Total Acres 16.87			Land Total		6,832

Acpt Land 6,800 **Accepted Bldg** 0 **Total** 6,800

PERRY
Name: MAINE STATE OF

Valuation Report

12/28/2023

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Map/Lot:

008-028

Location:

TRACKS

Account: 988 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
34.65	Acres-Rear Land 2	450.00	15,593	100%	15,593	
Total Acres 34.65			Land Total		15,593	
Accpt Land		15,600	Accepted Bldg		0	
					Total	15,600

PERRY
 Name: POTTLE, THOMAS R
 POTTLE, TANESHA S

Valuation Report

12/28/2023

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Account: 989 Card: 1 of 1

Map/Lot:
 Location:

012-015-1
 229 JOHNSON RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 05/14/2020
 Sale Price 181,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 0 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.00					Land Total	19,800

Dwelling Description

Replacement Cost New

Conventional	One Story	1,288 Sqft	Grade B 100	Base	133,671
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-161
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,000
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,367
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	805
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	Typical	Typical	Average	Typical	147,182	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	136,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2004	392	B 100	4.232	Ava.	93%	100%	100%	3.936
Res. Greenhouse	2004	1248	D 100	21.411	Ava.	93%	100%	100%	19.912
Metal Garage	1999	2688	B 100	68.299	Good	94%	100%	100%	64.201
Frame Shed	2004	100	E 100	898	Ava.	93%	100%	100%	835
Outbuilding Total									88,884

Acpt Land 19,800 **Accepted Bldg** 225,800 **Total** 245,600

PERRY
Name: BESS, LISA M

Valuation Report

12/28/2023

Page 958

Map/Lot:

003-013-001

Location:

LEACH POINT RD OFF

Account: 990 Card: 1 of 1

Neighborhood 9 LEACH PT RD

Sale Data
Sale Date 12/07/2020
Sale Price 36,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Zoning/Use Shoreland.....
Topography Rolling
Utilities NoneNone
Street None

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
0.53	Acres-Rear Land 2	450.00	239	100%		238	
Total Acres 1.53			Land Total		12,238		
Acpt Land		12,200	Accepted Bldg		0	Total	
						12,200	

PERRY
 Name: FREDETTE, JOSEPH

Valuation Report

12/28/2023

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Map/Lot: 011-040

Account: 991 Card: 1 of 1

Location: 622 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
90.50	Acres-Rear Land 2	450.00	40,725	100%		40,725	
Total Acres 91.50			Land Total		51,525		
Acpt Land		51,500	Accepted Bldg		0	Total	51,500

PERRY
 Name: MCCRANIE, PHILLIP LEE
 MCCRANIE, KATIE DESANTIS
 Account: 992 Card: 1 of 1

Valuation Report

12/28/2023
 Page 960
 013-050-011
 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 06/30/2020
 Sale Price 92,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 THE LOT HAS DEED RESTRICTIONS
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.58	Acres-Baselot (Fract)	30,000.00	37,709	50%	Restrictio	18,855	
Total Acres 1.58			Land Total		18,855		
Acpt Land		18,900	Accepted Bldg		0	Total	18,900

PERRY
 Name: PATTERSON,AUDREY H & WOOD,MICHAEL P
 AUPAT TRUST 1986

Valuation Report

12/28/2023
 Page 961
 016-043-003
 US RTE ONE

Account: 997 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/30/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
38.56	Acres-Rear Land 2	450.00	17,352	100%		17,352	
Total Acres 39.56			Land Total		35,352		
Acpt Land		35,400	Accepted Bldg		0	Total	35,400

PERRY
 Name: LEIGHTON, DOUGLAS G

Valuation Report

12/28/2023

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Map/Lot:

018-002-A

Location:

918 US RTE ONE

Account: 999 Card: 1 of 1

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Shoreland.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 01/01/2006
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
12Mobile Home	1970	12X66	C 100	21.836	Fair	20%	100%	100%	4.367	
Outbuilding Total									4,367	
Accpt Land						0	Accepted Bldg		4,400	Total
									4,400	

PERRY
Name: COSTA, ROBERT

Valuation Report

12/28/2023

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Map/Lot:

014-006

Location:

953 SOUTH MEADOW RD

Account: 1002 Card: 1 of 2

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 1992
Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved
TG RECERT YEAR 2021

Sale Data
Sale Date 07/30/2003
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2 costa@myfairpoint.net
Tran/Land/Bldg 0 0 0
X Coordinate 2021 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Baselot (Fract)	80,000.00	80,000	50%	Restrictio	40,000
13.00	Acres-Rear Land 2	450.00	5,850	100%		5,850
2.00	Acres-Class 2 Rds	1,200.00	2,400	100%		2,400
19.00	Acres-Softwood	135.00	2,437	100%		2,437
60.00	Acres-Mixed Wood	165.00	9,405	100%		9,405
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 97.00			Land Total			80,212

Dwelling Description				Replacement Cost New		
Conventional	One Story	720 Sqft	Grade D 110	Base		67,715
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,793
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,804
Attic	3/4 Finished			Attic		6,657
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	68,383
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	100%	100%	58,809	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storv Frame	1987	180	D 110	3.430	Ava.	86%	100%	100%	2,950
Wood Deck	1987	128	D 110	1.150	Ava.	86%	100%	100%	989
Wood Deck	1987	88	D 110	860	Ava.	86%	100%	100%	740
Frame Shed	1987	256	E 100	1.696	Ava.	86%	100%	100%	1,459
Frame Shed	1987	280	C 100	3.637	Ava.	86%	100%	100%	3,128
Frame Shed	1987	352	E 100	2.186	Ava-	81%	100%	100%	1,771
Outbuilding Total									11,037

Acpt Land 80,200 **Accepted Bldg** 69,800 **Total** 150,000

PERRY
Name: COSTA, ROBERT

Valuation Report

12/28/2023

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Account: 1002 Card: 2 of 2

Map/Lot: 014-006
Location: 169 LOON COVE RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 07/30/2003
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 5 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
4.00	# -Lot Improvements	3,000.00	12,000	100%	12,000
Total Acres 0.00				Land Total	12,000

Dwelling Description

Replacement Cost New

Conventional	One Story	384 Sqft	Grade E 110	Base	30,922
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,165
Rooms	1				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	384	Insulation	-211
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1008	0	Obsolete	Obsolete	Average	Typical	27,012	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	%	100%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1008	192	E 110	982	Ava.	65%	0%	100%	0
Outbuilding Total									0

Acpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

PERRY
Name: COSTA, ROBERT

Valuation Report

12/28/2023

Page 965

Map/Lot:

014-006

Location:

169 LOON COVE RD

Account: 1002

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	80,200	69,800	150,000	80,200	69,800	150,000
2	12,000	0	12,000	12,000	0	12,000
TOTAL	92,200	69,800	162,000	92,200	69,800	162,000

PERRY
 Name: SPRAGUE, CODY A
 MATTHEWS, MATTHEWS,RENEE
 Account: 1003 Card: 1 of 1

Valuation Report

12/28/2023
 Page 966
 012-024-004
 13 JOHNSON RD

Neighborhood 5	ROUTE 1					Sale Data
Zoning/Use	Rural.....					Sale Date 02/28/2021
Topography	Level					Sale Price 12,000
Utilities	Drilled WellSeptic System					Sale Type Land Only
Street	Paved					Financing Unknown
						Verified Public Record
						Validity Arms Length Sale

Reference 1
 Reference 2 52X30 2 S HOUSE ESTIMATE
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description			Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit				
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
4.48	Acres-Rear Land 2	450.00	2,016	100%		2,016
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 5.48			Land Total			28,016

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,560 Sqft	Grade C 100	Base	122,196
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	-16,614
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,465
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,560	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	109,117
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
Incomplete	None			95%	85%	100%
Acpt Land		28,000	Accepted Bldg		88,100	Total
						116,100

PERRY
Name: FRANCIS, MARY E

Valuation Report

12/28/2023
Page 967
006-050-A
US RTE ONE

Account: 1005 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	880 Sqft	Grade D 100	Base	65,473
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,046
Rooms	5				
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	3,624
Attic	1/4 Finished			Fireplace	0
FirePlaces	0			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2000	0	Typical	Typical	Average	Typical		61,484
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		91%	100%	90%	50,355

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Frame Shed	2011	112	E 100	960	Ava.	95%	100%	90%	821	
Frame Shed	2012	96	D 100	1.440	Fair	85%	100%	90%	1.102	
Outbuilding Total									1,923	

Acpt Land 0 **Accepted Bldg** 52,300 **Total** 52,300

PERRY
 Name: STANHOPE, JEFFREY
 STANHOPE, KALOUA

Valuation Report

12/28/2023
 Page 968
 006-011-002
 101 MAHAR LN

Account: 1006 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
 Topography Level
 Utilities Dug WellSeptic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.00	Acres-Rear Land 2	450.00	450	100%		450
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800
Total Acres 2.00			Land Total			17,250

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,404 Sqft	Grade C 100	Base		88,976
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,036
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
2006	0	Typical	Typical	Average				97,012
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			94%	100%	100%	91,191	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2206	90	E 100	848	Ava.	95%	100%	100%	806	
Outbuilding Total									806	

Acpt Land 17,300 **Accepted Bldg** 92,000 **Total** 109,300

PERRY
Name: TURNER, AMY

Valuation Report

12/28/2023

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Account: 1007 Card: 1 of 1

Map/Lot: 010-010-001
Location: 1267 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
9.80	Acres-Rear Land 2	450.00	4,410	100%		4,410
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 10.80			Land Total			30,410

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,792 Sqft	Grade B 100	Base		157,415
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		3,000
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,248
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,120
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	172,283
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value(Rcnld)
						156,778

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1999	276	B 100	7.286	Ava.	91%	100%	100%	6.630	
Open Frame Porch	1999	72	B 100	884	Ava.	91%	100%	100%	804	
Frame Garage	1999	768	B 100	21.310	Ava.	91%	100%	100%	19.392	
Frame Shed	1999	768	C 100	8.624	Ava.	91%	75%	100%	5.886	
C-L Fencina /LF	1999	88	C 100	1.760	Ava.	91%	100%	100%	1.602	
Wood Deck	1999	144	C 100	1.402	Ava.	91%	100%	100%	1.276	
Kennel Runs #	1999	4	C 100	840	Ava.	91%	100%	100%	764	
Outbuilding Total									36,354	

Acpt Land 30,400 **Accepted Bldg** 193,100 **Total** 223,500

PERRY
Name: ROMANO, WAYNE

Valuation Report

12/28/2023
Page 970
006-010
60 MAHAR LN

Account: 1008 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	Two Story	576 Sqft	Grade D 110	Base	91,442
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,642
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			84,267
1997	0	Typical	Typical	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		90%	100%	100%				75,840
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1988	120	E 100	1.000	Ava.	87%	100%	100%	870	
Encl Frame Porch	1988	240	D 100	2.631	Ava.	87%	100%	100%	2,289	
							Outbuilding Total			3,159
Acpt Land			0	Accepted Bldg		79,000	Total		79,000	

PERRY
Name: GEEL, FRANCIS

Valuation Report

12/28/2023
Page 971
008-001-00N
27 US RTE ONE

Account: 1009 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	86,640
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-5,196
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	110% Hot Water BB	Cooling	0% None	Heat	1,961
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	520
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2010	0	Typical	Typical	Below Average	Typical			83,925		
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)		
None	None		90%	100%	100%			75,532		
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2010	240	E 100	1.614	Poor	75%	100%	100%	1,210	
							Outbuilding Total			1,210
Acpt Land			0	Accepted Bldg			76,700	Total	76,700	

PERRY
Name: MACLAUGHLIN, BRIAN S

Valuation Report

12/28/2023

Page 972

Map/Lot: 011-029-001

Account: 1010 Card: 1 of 1

Location: 818 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 11/20/2007
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2

Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.71	Acres-Rear Land 2	450.00	320	100%		320
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.71			Land Total			18,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1999	14X64	C 100	24.310	Ava.	71%	100%	100%	17,211
Encl Frame Porch	1999	100	C 100	1.777	Ava.	91%	100%	100%	1,617
Wood Deck	1999	56	D 100	572	Ava.	91%	100%	100%	521
Open Frame Porch	1995	40	E 100	230	Ava.	89%	100%	100%	205
Frame Shed	1950	48	E 100	633	Fair	59%	100%	100%	373
Frame Shed	1950	140	E 100	1.103	Fair	59%	100%	100%	651
Frame Garaae	1950	360	E 100	5.058	Poor	49%	100%	100%	2,478
Outbuilding Total									23,056

Acpt Land 18,300 **Accepted Bldg** 23,100 **Total** 41,400

PERRY
 Name: VERZOSA, ANDRES A

Valuation Report

12/28/2023
 Page 973
 007-012-00B
 SHORE RD

Account: 1011 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 02/28/2011
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 aucocisco@gmail.com
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
16.08	Acres-Rear Land 2	450.00	7,236	100%		7,236	
Total Acres 17.08			Land Total		18,036		
Acpt Land		18,000	Accepted Bldg		0	Total	
						18,000	

PERRY
 Name: MOORE, RYAN JEFFREY
 MOORE, SARA DEE

Valuation Report

12/28/2023

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Account: 1012 Card: 1 of 1

Map/Lot:
 Location:

006-016-001
 249 SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Date 03/10/2021
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 HOUSE INC
 Tran/Land/Bldg 3 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Misc (Fract)	12,000.00	20,785	90%	Unimproved	18,706
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
71.52	Acres-Rear Land 3(>100)	300.00	21,456	100%		21,456
Total Acres 174.52						Land Total 85,162

Dwelling Description

Replacement Cost New

Conventional	One Story	1,536 Sqft	Grade C 100	Base	120,850
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,427
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,536	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2023	0	Modern	Modern	Average	Typical	124,423	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	%	100%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2023	1020	C 100	21.330	Ava.	95%	0%	100%		0
Frame Garage	2023	1008	C 100	21.126	Ava.	95%	0%	100%		0
Outbuilding Total										0

Acpt Land

85,200

Accepted Bldg

0 **Total**

85,200

PERRY
 Name: LALANDE, LINDA L
 LALANDE, RAYMOND G
 Account: 1013 Card: 1 of 1

Valuation Report

12/28/2023
 Page 975
 009-037-001
 1144 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 07/01/2001
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1
 Reference 2 MINI GOLF
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Fract)	30,000.00	42,426	100%		42,426
27.74	Acres-Rear Land 2	450.00	12,483	100%		12,483
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 29.74			Land Total			60,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1960	12X48	D 100	14.560	Poor	10%	100%	100%	1.456
Open Frame Porch	2003	228	C 100	1.912	Ava.	92%	100%	100%	1.759
Frame Shed	2003	48	C 100	1.266	Ava.	92%	100%	100%	1.165
						Outbuilding Total			4,380

Acpt Land

60,900

Accepted Bldg

4,400 **Total**

65,300

PERRY
 Name: RUSSELL, CLIFFORD A
 RUSSELL, JUNE E

Valuation Report

12/28/2023
 Page 976
 009-041-001
 1268 US RTE ONE

Account: 1014 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 04/19/2012
 Sale Price 185,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
8.30	Acres-Rear Land 2	450.00	3,735	100%		3,735
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 9.30					Land Total	29,735

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade B 100	Base	120,840
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1232 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,480
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,233
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	770
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Typical	Typical	Average	Typical	149,823	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	140,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2006	552	B 100	5.832	Ava.	94%	100%	100%	5.482
Frame Shed	2006	288	D 100	3.049	Ava.	94%	100%	100%	2.866
Frame Garage	2022	676	C 110	17.034	Ava.	95%	100%	100%	16.182
Outbuilding Total									24,530

Acpt Land 29,700 **Accepted Bldg** 165,400 **Total** 195,100

PERRY
 Name: SPINNEY, RONALD J
 SPINNEY, ELAINE R

Valuation Report

12/28/2023
 Page 977
 010-001-001
 US RTE ONE

Account: 1015 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/07/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
7.85	Acres-Rear Land 2	450.00	3,533	100%		3,533	
Total Acres 8.85			Land Total		21,533		
Acpt Land		21,500	Accepted Bldg		0	Total	21,500

PERRY
Name: PARK, TAI HYUN

Valuation Report

12/28/2023
Page 978
013-050-012
GIN COVE RD

Account: 1016 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 20 GIN COVE RD

Sale Data	
Sale Date	06/22/2020
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Semi-Improved

Reference 1 THIS LOT HAS DEED RESTRICTIONS

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.36	Acres-Baselot (Fract)	30,000.00	46,087	50%	Restrictio	23,043	
Total Acres 2.36			Land Total		23,043		
Acpt Land		23,000	Accepted Bldg		0	Total	23,000

PERRY
Name: TRACY, LILLIAN

Valuation Report

12/28/2023

Page 979

Map/Lot:

004-002-005

Account: 1017 Card: 1 of 1

Location:

479 OLD EASTPORT RD

Neighborhood 6 CANNON HILL RD

Sale Data
Sale Date 10/30/2015
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 Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			26,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1995	320	D 110	8.512	Ava.	89%	100%	100%	7.576	
							Outbuilding Total		7,576	
Accpt Land		26,000		Accepted Bldg		7,600		Total	33,600	

PERRY
Name: WENTWORTH, THOMAS

Valuation Report

12/28/2023
Page 980

Account: 1022 Card: 1 of 1

Map/Lot: 012-029-001
Location: 1714 US RTE ONE

Neighborhood 5	ROUTE 1	Sale Data
Zoning/Use	Residential .	Sale Date 07/27/2015
Topography	Above Street	Sale Price 18,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Baselot (Fract)	20,000.00	18,111	100%		18,111
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.82			Land Total			24,111

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1990	14X68	C 100	25.542	Ava-	42%	100%	100%	10.728
Wood Deck	1990	112	C 100	1.146	Ava.	88%	100%	100%	1.008
Frame Shed	1990	80	C 100	1.593	Ava.	88%	100%	100%	1.402
Outbuilding Total									13,138
Acpt Land		24,100	Accepted Bldg		13,100	Total			37,200

PERRY
Name: NEPTUNE, TAHNEE

Valuation Report

12/28/2023

Page 981

Map/Lot:

006-057

Account: 1024 Card: 1 of 1

Location:

735 US RTE ONE

Neighborhood 16 OLD EASTPORT RD

Sale Data

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Date 08/01/2013
Sale Price 7,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 2.00						Land Total	26,450

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	90,706
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,531
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	960	Insulation	528
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Average	Typical	97,165	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidation		None		92%	90%	100%	80,453

Acpt Land 26,500 **Accepted Bldg** 80,500 **Total** 107,000

PERRY
Name: POTTLE, MICHAEL

Valuation Report

12/28/2023
Page 982
010-033-001
21 BAMAR LN

Account: 1025 Card: 1 of 1
Map/Lot: Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
Topography Above Street
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/15/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 TAX LIEN RELEASE B4658P245
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
1.74	Acres-Rear Land 4	1,000.00	1,740	100%		1,740
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.74			Land Total			57,740

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,400 Sqft	Grade C 110	Base		128,278
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,233
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,400
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		770
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	135,681
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	122,113	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1996	80	C 110	1.730	Ava.	1.557
Wood Deck	1996	336	C 110	3.232	Ava.	2.909
1SFr Overhans	1996	50	C 110	1.162	Ava.	1.046
Outbuilding Total						5,512

Acpt Land 57,700 **Accepted Bldg** 127,600 **Total** 185,300

PERRY
 Name: RED MEN,IMPROVED ORDER OF

Valuation Report

12/28/2023

Page 983

Map/Lot:

016-002

Account: 1027 Card: 1 of 1

Location:

1877 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
0.25	Acres-Baselot (Fract)	20,000.00	10,000	100%		10,000	
Total Acres 0.25			Land Total			10,000	
Acpt Land		10,000	Accepted Bldg		0	Total	10,000

PERRY
Name: PATULAK, MICHAEL * CAROL

Valuation Report

12/28/2023

Page 984

Map/Lot:

018-013-1

Location:

1 DAGGETT LN

Account: 1028 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/30/2020
Sale Price 134,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.00			Land Total			18,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,328 Sqft	Grade B 100	Base		127,110
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		830
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1996	0	Typical	Typical	Average	Typical		132,940
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	119,646

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1996	64	B 100	952	Ava.	90%	100%	100%	857	
Frame Garage	1996	768	B 100	21.310	Ava.	90%	100%	100%	19,179	
Outbuilding Total									20,036	

Acpt Land 18,000 **Accepted Bldg** 139,700 **Total** 157,700

PERRY
 Name: MARTIGNETTI, JOHN
 MARTIGNETTI, ELLEN
 Account: 1029 Card: 1 of 1

Valuation Report

12/28/2023
 Page 985
 Map/Lot: 003-003-001-010
 Location: BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 05/07/2007
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Ocean/Cove	50,000.00	70,711	90%	Unimproved	63,640	
8.20	Acres-Rear Land 1	3,000.00	24,600	60%	View/Envir	14,760	
Total Acres 10.20			Land Total			78,400	
Acpt Land		78,400	Accepted Bldg		0	Total	78,400

PERRY
 Name: KEMPER, BRYAN P
 HONG, KEUM PYO

Valuation Report

12/28/2023

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Account: 1030 Card: 1 of 1

Map/Lot:
 Location:

003-003-001-011
 BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Ocean/Cove	50,000.00	100,000	90%	Unimproved	90,000	
6.50	Acres-Rear Land 1	3,000.00	19,500	60%	View/Envir	11,700	
Total Acres 10.50			Land Total			101,700	
Acpt Land		101,700	Accepted Bldg		0	Total	
						101,700	

PERRY
 Name: JOO, HELEN H 1/2
 JOO, 1/2

Valuation Report

12/28/2023

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Account: 1031 Card: 1 of 1

Map/Lot:
 Location:

003-003-001-012
 BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 11/19/2013
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Ocean/Cove	50,000.00	122,475	90%	Unimproved	110,227	
6.40	Acres-Rear Land 1	3,000.00	19,200	60%	View/Envir	11,520	
Total Acres 12.40			Land Total			121,747	
Acpt Land		121,700	Accepted Bldg		0	Total	121,700

PERRY
Name: FURMAN, RONALD

Valuation Report

12/28/2023

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Map/Lot:

005-044-001

Location:

524 US RTE ONE

Account: 1032 Card: 1 of 1

Neighborhood 5 ROUTE 1
Zoning/Use Residential .
Topography Above Street
Utilities
Street Paved

Sale Data
Sale Date 09/20/2022
Sale Price 144,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	15,000.00	15,000	90%	Unimproved	13,500
3.46	Acres-Rear Land 2	450.00	1,557	100%		1,557
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.46			Land Total			21,057

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Concrete Slab...	2016	1120	C 100	5.600	Ava.	95%	100%	100%	5.320
16Mobile Home	2018	16X60	A 100	40.670	Good	95%	100%	100%	38.636
Open Frame Porch	2020	160	B 100	1.734	Good	95%	100%	100%	1.647
Frame Shed	2018	96	C 100	1.756	Ava.	95%	100%	100%	1.668
Concrete Slab...	2021	500	C 100	2.500	Ava.	95%	100%	100%	2.375
Frame Shed	2022	250	C 100	3.330	Ava.	95%	100%	100%	3.164
Outbuilding Total									52,810
Acpt Land		21,100	Accepted Bldg		52,800	Total			73,900

PERRY
Name: POTTLE, VAUGHN M

Valuation Report

12/28/2023

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Account: 1037 Card: 1 of 1

Map/Lot:
Location:

005-020-001
41 MOUNTAIN RD

Neighborhood 10 BURBY RD

Zoning/Use Residential .
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean --	55,000.00	77,782	100%		77,782
1.00	Acres-Rear Land 1	3,000.00	3,000	60%	View/Envir	1,800
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 3.00						Land Total 85,582

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,200 Sqft	Grade B 100	Base		182,325
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		5,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	187,325
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		84%	90%	100%
						141,618

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1980	360	B 100	5.542	Ava.	84%	90%	100%	4.190
Encl Frame Porch	1980	100	B 100	2.221	Ava.	84%	90%	100%	1.679
Wood Deck	1980	120	B 100	1.512	Ava.	84%	90%	100%	1.143
Frame Garage	1980	576	B 100	17.232	Ava.	84%	90%	100%	13.028
Unfinished Attic	1980	288	B 100	1.790	Ava.	84%	90%	100%	1.354
Frame Shed	1980	198	C 100	2.799	Ava.	84%	100%	100%	2.351
Frame Shed	1980	204	C 100	2.860	Ava.	84%	100%	100%	2.402
Carnport/Canopy	1980	90	E 100	691	Ava.	84%	100%	100%	580
Frame Shed	2017	120	E 100	1.000	Ava.	95%	100%	100%	950
Outbuilding Total									27,677

Acpt Land 85,600 **Accepted Bldg** 169,300 **Total** 254,900

PERRY
 Name: MALONEY, WILLIAM A
 HAMEL, JOANNE P
 Account: 1038 Card: 1 of 1

Valuation Report

12/28/2023
 Page 990
 013-021-001
 SHORE RD

Map/Lot:
 Location:

Neighborhood 19 SHORE RD

Zoning/Use Residential .
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000 90%	Unimproved		18,000	
17.00	Acres-Rear Land 2	450.00	7,650 100%			7,650	
Total Acres 18.00			Land Total			25,650	
Acpt Land		25,700	Accepted Bldg		0	Total	25,700

PERRY
 Name: WILBUR, RAY
 WILBUR, MARLENE

Valuation Report

12/28/2023

Page 991

Account: 1040 Card: 1 of 1

Map/Lot:
 Location:

012-024-003
 53 JOHNSON RD

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Rural.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 09/01/1997
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
15.37	Acres-Rear Land 2	450.00	6,917	100%		6,917
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.37						Land Total 24,917

Dwelling Description

Replacement Cost New

Double Wide	One Story	1,596 Sqft	Grade C 100	Base	97,424
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,997
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	798
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	Typical	Typical	Average	Typical	87,225	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	78,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1997	192	C 100	1.786	Ava.	90%	100%	100%		1,607
Outbuilding Total										1,607

Acpt Land

24,900

Accepted Bldg

80,100

Total

105,000

PERRY
 Name: VETERANS OF FOREIGN WARS
 PASSAMAQUODDY MEMORIAL POST
 Account: 1041 Card: 1 of 1

Valuation Report

12/28/2023
 Page 992
 018-002-001
 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 02/01/1998
 Sale Price 3,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	15,000.00	15,000	100%		15,000	
2.60	Acres-Rear Land 2	450.00	1,170	100%		1,170	
Total Acres 3.60			Land Total		16,170		
Acpt Land		16,200	Accepted Bldg		0	Total	
						16,200	

PERRY
 Name: DEWAR, WILLIAM
 LEHNEN, LEHNEN,SUSAN
 Account: 1042 Card: 1 of 1

Valuation Report

12/28/2023
 Page 993
 009-026
 GOLDING RD

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 07/17/2015
 Sale Price 122,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 dbill@hotmail.com
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
99.00	Acres-Rear Land 2	450.00	44,550	100%		44,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 100.00						Land Total 62,550

Dwelling Description

Replacement Cost New

Conventional	One Story	1,672 Sqft	Grade D 110	Base	115,888
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-151
					0
Foundation	Wood Post/Rock	Basement	None	Basement	-20,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,383
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,412
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	2017	Typical	Typical	Average	Typical	Value(Rcnd)
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %		
Incomplete	generator only	95%	85%	90%		71,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	2017	490	D 110	3.552	Ava.	95%	85%	90%	2.588
Open Frame Porch	2017	120	D 110	972	Ava.	95%	85%	90%	708
Open Frame Porch	2017	56	D 110	526	Ava.	95%	85%	90%	384
Carport/Canopy	2017	756	D 110	3.801	Ava.	95%	85%	90%	2.770
Frame Shed	2000	160	E 100	1.205	Ava.	91%	100%	90%	990
Frame Shed	2017	81	D 100	1.314	Ava.	95%	100%	90%	1.126
Outbuilding Total									8,566

Acpt Land 62,600 **Accepted Bldg** 80,300 **Total** 142,900

PERRY
Name: TROTT, DEREK

Valuation Report

12/28/2023
Page 994
002-001-A
18 Birch Pt Rd

Account: 1043 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 7 BIRCH PT RD

Zoning/Use Residential .
Topography Rolling
Utilities
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1984	14X70	D 100	22.226	Ava-	30%	100%	100%	6.668
Outbuilding Total									6,668
Accpt Land			0	Accepted Bldg		6,700	Total		6,700

PERRY
 Name: BOWEN, BRENDA

Valuation Report

12/28/2023

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Account: 1044 Card: 1 of 1

Map/Lot:
 Location:

003-026-B
 284 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1968	12X56	C 100	19.196	Ava.	40%	100%	100%	7.678
A-Roof.....	1968	672	C 100	2.016	Ava.	79%	100%	100%	1.593
One Storv Frame	1968	96	C 100	2.028	Ava.	79%	100%	100%	1.602
Encl Frame Porch	1968	80	C 100	1.573	Ava.	79%	100%	100%	1.243
Frame Shed	1968	160	E 100	1.205	Poor	57%	100%	100%	687
Drilled Well	1968	1	C 100	3.000	Ava.	79%	100%	100%	2.370
Septic Svstem	1968	1	C 100	3.000	Ava.	79%	100%	100%	2.370
Outbuilding Total									17,543
Accpt Land			0	Accepted Bldg		17,500	Total		17,500

PERRY
 Name: RAMSDELL, SHELLY L JR
 RAMSDELL, GARY L JR
 Account: 1045 Card: 1 of 1

Valuation Report

12/28/2023
 Page 996
 012-016-001
 215 JOHNSON RD

Map/Lot:
 Location:

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 05/18/2007
 Sale Price 33,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 28X36 GAR 12X14 LEANTO
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
5.37	Acres-Rear Land 2	450.00	2,417	100%		2,417
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 6.37			Land Total			20,417

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,040 Sqft	Grade C 110	Base		152,779
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,254
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,122
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	163,755
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						153,930

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2007	36	C 110	1.257	Ava.	94%	100%	100%		1,182
Outbuilding Total										1,182

Acpt Land 20,400 **Accepted Bldg** 155,100 **Total** 175,500

PERRY
 Name: TURNER, JEFFREY B

Valuation Report

12/28/2023
 Page 997
 015-001-001
 LAKE RD

Account: 1046 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/06/2011
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.60	Acres-Rear Land 2	450.00	270	100%		270	
Total Acres 0.60			Land Total				270
Acpt Land		300	Accepted Bldg		0	Total	
						300	

PERRY
 Name: PIONEER BROADBAND

Valuation Report

12/28/2023
 Page 998
 008-018-A

Account: 1047 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use Commercial
 Topography
 Utilities
 Street Street Surface

Reference 1 250' RADIO TOWER

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 0

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				Phy	Func	Econ	
20''' Tower /L	2003	250	C 100		32.568	Ava.	92%	100%	100%	29,963
Outbuilding Total									29,963	
Accpt Land			0	Accepted Bldg		30,000	Total		30,000	

PERRY
Name: FRANKLAND, JEFFREY

Valuation Report

12/28/2023

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Account: 1050 Card: 1 of 1

Map/Lot:
Location:

003-027-001
CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 3 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value		
1.00	Acres-Baselot (Fract)	20,000.00	20,000 90%	Unimproved	18,000		
3.80	Acres-Rear Land 2	450.00	1,710 100%		1,710		
Total Acres 4.80			Land Total		19,710		
Acpt Land		19,700	Accepted Bldg	0	Total	19,700	

PERRY
Name: BOWEN, DALE

Valuation Report

12/28/2023
Page 1000
003-026-D
12 KNOTA LN

Account: 1051 Card: 1 of 1
Map/Lot: Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2016
Sale Price 0
Sale Type Mobile Home
Financing Unknown
Verified Seller
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1979	12X55	D 100	16.135	Ava.	40%	100%	100%	6.454
Concrete Slab...	1979	672	D 100	2.755	Ava.	83%	100%	100%	2.287
Encl Frame Porch	1979	48	D 100	1.022	Ava.	83%	100%	100%	848
Drilled Well	1979	1	C 100	3.000	Ava.	83%	100%	100%	2.490
Septic Svstem	1979	1	C 100	3.000	Ava.	83%	100%	100%	2.490
Outbuilding Total									14,569
Acpt Land			0	Accepted Bldg		14,600	Total		14,600

PERRY
Name: LACOUTE, TONY

Valuation Report

12/28/2023

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Map/Lot:

008-003-A

Location:

64 LITTLE EGYPT RD

Account: 1053 Card: 1 of 1

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 04/01/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Seller
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	888 Sqft	Grade C 100	Base	82,840
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-4,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,288
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
2006	0	Typical	Typical	Average	94%	100%	100%			86,064
Functional Obsolescence		Economic Obsolescence								
None		None								80,900
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 & 1/2 Storv Fr	2006	511	C 100	14.676	Ava.	94%	100%	100%	13.795	
Wood Deck	2006	194	C 100	1.802	Ava.	94%	100%	100%	1.694	
Wood Deck	2006	102	C 100	1.066	Ava.	94%	100%	100%	1.002	
Frame Shed	2006	24	C 100	1.020	Ava.	94%	100%	100%	959	
Frame Garaae	2006	525	C 100	12.920	Ava.	94%	100%	100%	12.145	
Outbuilding Total									29,595	
Acpt Land			0	Accepted Bldg		110,500	Total		110,500	

PERRY
Name: SEILER, ASHLEY MAE

Valuation Report

12/28/2023
Page 1002
006-012-002
2 DAVIS RD

Account: 1054 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
Topography Level
Utilities None
Street Proposed

Sale Data

Sale Date 05/15/2020
Sale Price 108,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Access	9,000	
12.00	Acres-Rear Land 2	450.00	5,400	100%		5,400	
Total Acres 13.00					Land Total	14,400	
Acpt Land		14,400	Accepted Bldg	0	Total	14,400	

PERRY
 Name: ALTVATER, DANA V
 ALTVATER, INES

Valuation Report

12/28/2023
 Page 1003
 006-012-003
 DAVIS RD

Account: 1055 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 OLD ROUTE 1

Sale Data	
Sale Date	11/01/2002
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Residential .
 Topography Level
 Utilities None
 Street Proposed

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Access	9,000
12.00	Acres-Rear Land 2	450.00	5,400	100%		5,400
Total Acres 13.00			Land Total			14,400
Acpt Land		14,400	Accepted Bldg		0	Total 14,400

PERRY
 Name: ALTVATER, DANA V
 ALTVATER, INES M

Valuation Report

12/28/2023
 Page 1004
 006-012-004
 9 DAVIS RD

Account: 1056 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 13 OLD ROUTE 1

Sale Data

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Date 04/01/1998
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
39.00	Acres-Rear Land 2	450.00	17,550	100%		17,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00						Land Total 35,550

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,147 Sqft	Grade C 110	Base	157,948
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-1,612
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	Typical	Typical	Average	Typical	162,936	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	100%	100%	146,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	63	C 110	701	Ava.	90%	100%	100%	631
Frame Shed	1997	80	C 100	1.593	Ava.	90%	100%	100%	1,434
Stable w/Loft	2016	480	C 100	7.668	Ava.	95%	100%	100%	7,285
Outbuilding Total									9,350

Acpt Land 35,600 **Accepted Bldg** 156,000 **Total** 191,600

PERRY
 Name: TOMPKINS, BRUCE M
 TOMPKINS, RICHARD
 Account: 1057 Card: 1 of 1

Valuation Report

12/28/2023

Page 1005

Map/Lot: 014-025-002-001
 Location: SOUTH MEADOW RD OFF

Neighborhood 11 SOUTH MEADOW RD

Sale Data

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Date 01/01/1999
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
2.54	Acres-Rear Land 2	450.00	1,143	100%		1,143	
Total Acres 3.54			Land Total		11,943		
Acpt Land		11,900	Accepted Bldg		0	Total	11,900

PERRY
 Name: MORRISON, WENDY
 MORRISON, GALE

Valuation Report

12/28/2023
 Page 1006
 003-027-001
 CANNON HILL RD

Account: 1059 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 6 CANNON HILL RD

Sale Data
 Sale Date 05/19/2018
 Sale Price 6,800
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
3.80	Acres-Rear Land 2	450.00	1,710	100%		1,710	
Total Acres 4.80			Land Total		19,710		
Acpt Land		19,700	Accepted Bldg		0	Total	19,700

PERRY
 Name: TROTT, MARY DELIA
 LIFE ESTATE

Valuation Report

12/28/2023

Page 1007

Account: 1060 Card: 1 of 1

Map/Lot:
 Location:

004-004-A
 4 HOOTIN HOLLER LN

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 04/01/2011
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 TRANS AFTER L/E NANCY J TROTT

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 22 50 0 Land Schedule 2

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade C 100	Base	88,730
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-108
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,706
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
1999	0	Typical	Typical	Average	Typical	83,356
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						75,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Open Frame Porch	1999	80	C 100	768	Ava.	Phy	Func	Econ	Rcnld
Wood Deck	1999	128	C 100	1.274	Ava.	91%	100%	100%	699
						91%	100%	100%	1,159
						Outbuilding Total			1,858

Acpt Land

0 **Accepted Bldg**

77,700 **Total**

77,700

PERRY
 Name: WOOD, RANDY W
 WOOD, JUDY L

Valuation Report

12/28/2023
 Page 1008
 011-029-002

Account: 1061 Card: 1 of 1

Map/Lot:
 Location: 826 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/29/2022
 Sale Price 137,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
3.14	Acres-Rear Land 2	450.00	1,413	100%		1,413
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.14			Land Total			19,413

Dwelling Description				Replacement Cost New		
Double Wide	One Story	1,904 Sqft	Grade C 100	Base		110,976
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-20,278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,000
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		952
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	Typical	Typical	Average	Typical	97,650	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		91%	100%	100%	88,862

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
2S Frame Garage	2000	864	C 100	26.261	Ava.	Phy	Func	Econ	23.898
Frame Shed	2020	120	E 100	1.000	Ava.	91%	100%	100%	950
Outbuilding Total									24,848

Acpt Land 19,400 **Accepted Bldg** 113,700 **Total** 133,100

PERRY
 Name: JACOBS, RYAN R

Valuation Report

12/28/2023
 Page 1009
 015-048-001
 LAKE RD

Account: 1062 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street Paved

Sale Data
 Sale Date 01/17/2020
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800	
Total Acres 5.00			Land Total		19,800		
Acpt Land		19,800	Accepted Bldg		0	Total	19,800

PERRY
Name: LOPER, DAWN

Valuation Report

12/28/2023

Page 1010

Map/Lot:

016-049-001

Location:

93 DEVEREUX RD

Account: 1063 Card: 1 of 1

Neighborhood 21 DEVEREUX RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/01/1999
Sale Price 70,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Ocean --	55,000.00	116,673	100%		116,673
11.25	Acres-Rear Land 2	450.00	5,063	100%		5,063
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 15.75						Land Total 127,736

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	464 Sqft	Grade C 100	Base		86,816
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement		-1,606
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		1,044
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-348
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1920	0	Typical	Typical	Average	Typical		85,906
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	65%	100%	100%	55,839		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 & 1/2 Storv Fr	1920	306	C 100	8.788	Ava.	65%	100%	100%	5.712
Encl Frame Porch	1920	42	C 100	1.184	Ava.	65%	100%	100%	770
Open Frame Porch	1920	66	C 100	660	Ava.	65%	100%	100%	429
One Storv Frame	1920	48	C 100	1.014	Ava.	65%	100%	100%	659
Open Frame Porch	1920	32	C 100	397	Ava.	65%	100%	100%	258
Frame Shed	1920	480	D 100	4.658	Ava.	65%	100%	100%	3,028
Frame Garage	1920	640	D 110	13.416	Ava.	65%	100%	100%	8,720
Outbuilding Total									19,576

Acpt Land 127,700 **Accepted Bldg** 75,400 **Total** 203,100

PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

12/28/2023
 Page 1011
 005-010-002
 BURBY RD

Account: 1064 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 10 BURBY RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled Well
 Street Gravel

Sale Data
 Sale Date 12/15/2010
 Sale Price 450,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 LOT 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
16.00	Acres-Open Space/Ocean	80,000.00	320,000	5%	Restrictio	16,000	
Total Acres 16.00			Land Total		16,000		
Acpt Land		16,000	Accepted Bldg		0	Total	16,000

PERRY
 Name: CIANCHETTE, JAMES A

Valuation Report

12/28/2023

Page 1012

Map/Lot: 013-050-013

Account: 1065 Card: 1 of 1

Location: SUNRISE SHORE ROAD

Neighborhood 20 GIN COVE RD

Sale Data
 Sale Date 08/01/1999
 Sale Price 4,000
 Sale Type Land Only
 Financing Cash Sale
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Reference 1 THIS LOT HAS DEED RESTRICTION

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.94	Acres-Baselot (Fract)	30,000.00	41,785	50%	Restrictio	20,893	
Total Acres 1.94			Land Total		20,893		
Acpt Land		20,900	Accepted Bldg		0	Total	20,900

PERRY
Name: BEAL, FOREST R

Valuation Report

12/28/2023

Page 1013

Map/Lot: 008-012-003

Account: 1066 Card: 1 of 1

Location: 105 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 07/30/2015
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00						Land Total 26,550

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,008 Sqft	Grade B 100	Base		167,633
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,654
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,260
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
2006	0	Typical	Typical	Average	Typical		180,047
Functional Obsolescence							Value(Rcnld)
None		None		94%	100%	100%	169,244

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2006	288	B 100	2.970	Ava.	94%	100%	100%	2.792
Wood Deck	2006	217	B 100	2.482	Ava.	94%	100%	100%	2.333
Bulkhead	2006	35	B 100	1.391	Ava.	94%	100%	100%	1.308
Wood Deck	2006	128	B 100	1.592	Ava.	94%	100%	100%	1.496
Wood Deck	2006	40	B 100	712	Ava.	94%	100%	100%	669
Frame Garage	2006	288	C 100	8.893	Ava.	94%	100%	100%	8.359
Frame Shed	2006	192	E 100	1.368	Ava.	94%	75%	100%	964
Frame Shed	2006	96	E 100	878	Ava.	94%	100%	100%	825
Outbuilding Total									18,746

Acpt Land 26,600 **Accepted Bldg** 188,000 **Total** 214,600

PERRY
Name: BEAL, ELISABETH

Valuation Report

12/28/2023

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Map/Lot: 008-012-001

Account: 1067 Card: 1 of 1

Location: 163 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 06/29/2012
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 3826-171 lein
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
19.00	Acres-Rear Land 2	450.00	8,550	100%		8,550
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 20.00			Land Total			26,550

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,344 Sqft	Grade B 100	Base		128,155
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,436
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	138,091
Functional Obsolescence						Value(Rcnld)
None		None		91%	100%	125,663

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2000	128	B 100	1.592	Ava.	1.449
Wood Deck	2000	128	B 100	1.592	Ava.	1.449
Frame Shed	2000	100	E 100	898	Ava.	817
Stable w/Loft	2000	980	E 100	6.439	Fair	5.216
Outbuilding Total						8,931

Acpt Land 26,600 **Accepted Bldg** 134,600 **Total** 161,200

PERRY
Name: SANTOS, JAMES

Valuation Report

12/28/2023

Page 1015

Account: 1068 Card: 1 of 1

Map/Lot: 012-020-00N
Location: 461 GOLDING RD

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .
Topography Rolling
Utilities None
Street Gravel

Sale Data
Sale Date 01/26/2012
Sale Price 1,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
1.20	Acres-Rear Land 2	450.00	540	100%		540
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.20			Land Total			18,540

Dwelling Description				Replacement Cost New	
Conventional	One Story	602 Sqft	Grade E 110	Base	37,649
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,973
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-743
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	602	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Obsolete	Typical	Poor	Typical	32,933	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidation		None		72%	24%	100%	5,691

Acpt Land 18,500 **Accepted Bldg** 5,700 **Total** 24,200

PERRY
 Name: ALTVATER, MARK

Valuation Report

12/28/2023

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Map/Lot:

006-012

Location:

MAHAR LN OFF

Account: 1070 Card: 1 of 1

Neighborhood 13 OLD ROUTE 1

Sale Data	
Sale Date	12/01/1999
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use Residential .
 Topography Above Street
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	75%	Unimproved	9,000
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000
13.00	Acres-Rear Land 3(>100)	300.00	3,900	100%		3,900
Total Acres 114.00			Land Total			57,900
Accpt Land		57,900	Accepted Bldg		0	Total
						57,900

PERRY
Name: BEAL, TIFFANY

Valuation Report

12/28/2023

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Account: 1072 Card: 1 of 1

Map/Lot:
Location:

008-016-001
LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000 90%	Unimproved	10,800	
14.00	Acres-Rear Land 2	450.00	6,300 100%		6,300	
Total Acres 15.00			Land Total		17,100	
Acpt Land		17,100	Accepted Bldg	0	Total	17,100

PERRY
Name: BISHOP, FRANK

Valuation Report

12/28/2023
Page 1018
008-020-002
LITTLE EGYPT RD OFF

Account: 1073 Card: 1 of 1
Map/Lot: Location:

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities NoneNone
Street Gravel

Sale Data
Sale Date 09/20/2019
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	50%	Access	6,000
6.50	Acres-Rear Land 2	450.00	2,925	100%		2,925
Total Acres 7.50			Land Total			8,925

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Rcnld	
One Storv Frame	2012	256	E 100	2.704	Ava.	95%	100%	100%	2,569	
							Outbuilding Total			2,569
Acpt Land		8,900	Accepted Bldg		2,600	Total		11,500		

PERRY
 Name: NEWSOME (SMITH), LISA M

Valuation Report

12/28/2023

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Map/Lot:

004-021-002

Location:

OLD EASTPORT RD

Account: 1076 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

Sale Data
 Sale Date 08/18/2017
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use Residential .
 Topography Level
 Utilities
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean --	55,000.00	55,000	90%	Unimproved	49,500
12.00	Acres-Rear Land 2	450.00	5,400	100%		5,400
Total Acres 13.00			Land Total			54,900

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2016	228	D 100	2.546	Ava.	95%	90%	100%	2.177	
Wood Deck	2016	96	D 100	835	Ava.	95%	100%	100%	793	
Outbuilding Total									2,970	
Acpt Land		54,900	Accepted Bldg		3,000	Total		57,900		

PERRY
 Name: GUILMETTE, RAYMOND A & PATRICIA
 GUILMETTE LIVING TRUST
 Account: 1077 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1020
 013-050-014
 SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 11/07/2003
 Sale Price 150,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 THIS LOT HAS COVENANT IN DEED NO BLDG

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.49	Acres-Baselot (Fract)	30,000.00	36,620	50%	Restrictio	18,310	
Total Acres 1.49			Land Total			18,310	
Acpt Land		18,300	Accepted Bldg		0	Total	18,300

PERRY
 Name: MAINE, STATE OF
 SAND SHED

Valuation Report

12/28/2023
 Page 1021
 018-001-001
 US RTE ONE

Account: 1078 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data

Zoning/Use Commercial
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Date 07/01/1999
 Sale Price 8,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 SALT SHED

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 41 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Fract)	30,000.00	28,461	100%		28,460
Total Acres 0.90			Land Total			28,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Commercial Prop.	0									115,000
----- S O U N D V A L U E -----										
Outbuilding Total										115,000

Acpt Land

28,500

Accepted Bldg

115,000

Total

143,500

PERRY
Name: MCPHAIL, JESSE

Valuation Report

12/28/2023

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Map/Lot:

004-002-001

Account: 1079 Card: 1 of 1

Location:

45 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 04/01/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
0.90	Acres-Rear Land 1	3,000.00	2,700	100%		2,700
Total Acres 1.90					Land Total	28,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,320 Sqft	Grade C 100	Base	101,270
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,058
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,086
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	85,126
Functional Obsolescence						Value(Rcnld)
None		None		91%	100%	77,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2000	96	C 100	1.018	Ava.	91%	100%	100%	926
Frame Shed	2000	256	D 100	2.781	Ava-	86%	75%	100%	1,794
Frame Shed	2000	60	E 100	694	Poor	71%	50%	100%	246
Frame Shed	2000	48	E 100	633	Fair	81%	100%	100%	513
Frame Garaae	2017	1080	B 100	27.936	Ava.	95%	100%	100%	26,539
Outbuilding Total									30,018

Acpt Land

28,700

Accepted Bldg

107,500

Total

136,200

PERRY
 Name: DANA, DONNELL

Valuation Report

12/28/2023
 Page 1023
 008-002-A
 18 US RT ONE

Account: 1084 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Railroad Car/Box	2007	1	C 100	1.200	Ava.	94%	100%	100%	1.128
Unfin Basement	2007	960	C 100	7.097	Ava.	94%	100%	100%	6.671
Plumbina fixture	2007	4	C 100	6.000	Ava.	94%	100%	100%	5.640
Outbuilding Total									13,439
Acpt Land			0	Accepted Bldg		13,400	Total		13,400

PERRY

Valuation Report

12/28/2023

Name: GRENIER, ERIC

Page 1024

GRENIER, MELVIN

Map/Lot:

008-003-B

Account: 1086 Card: 1 of 1

Location:

82 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Residential .

Topography Rolling

Utilities

Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1980	12X56	D 100	16.360	Poor	10%	50%	100%	818
Outbuilding Total									818
Accpt Land			0	Accepted Bldg		800	Total		800

PERRY
 Name: BOWEN, RICHARD W
 BOWEN, RHONDA L

Valuation Report

12/28/2023

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Account: 1087 Card: 1 of 1

Map/Lot:
 Location:

003-026-A
 270 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 14 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Double Wide	One Story	1,170 Sqft	Grade C 100	Base	78,680
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	-12,461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	585
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2016	0	Typical	Typical	Average	Typical		72,804
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	69,164

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	2000	240	E 100	1.614	Ava-	86%	100%	100%	1.388
Frame Shed	2000	168	E 100	1.246	Fair	81%	100%	100%	1.009
Outbuilding Total									2,397

Acpt Land 0 **Accepted Bldg** 71,600 **Total** 71,600

PERRY
 Name: POTTER, DONALD I
 POTTER, PENNY E

Valuation Report

12/28/2023
 Page 1026
 014-007-006
 92 OTIS LANE

Account: 1089 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 11/08/2010
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Lake	80,000.00	91,214	100%		91,214
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	Acres-Rear Land 1	3,000.00	3,000	100%		3,000
Total Acres 2.30			Land Total			100,214

Dwelling Description				Replacement Cost New		
Conventional	One Story	752 Sqft	Grade D 100	Base		63,031
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,384
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-617
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition			53,630
1975	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	43,977

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	224	D 100	1.674	Ava.	82%	100%	100%	1,373
Outbuilding Total									1,373

Acpt Land 100,200 **Accepted Bldg** 45,400 **Total** 145,600

PERRY
 Name: ALTVATER,CHRISTOHER,;KIRK
 MORANG,JUDITH,EMERY,VELERIE ET ALS
 Account: 1093 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1027
 004-034

Map/Lot:
 Location:

Neighborhood 17 ROUTE 190

Zoning/Use Residential .
 Topography Rolling
 Utilities None
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.60	Acres-Ocean	85,000.00	249,269	90%	Unimproved	0	
8.60	Acres-Ocean	3,000.00	3,000	50%	Fract. Sha	112,171	
1.40	Acres-Rear Land 1	3,000.00	4,200	50%	Fract. Sha	2,100	
Total Acres 10.00			Land Total			114,271	
Accpt Land		114,300	Accepted Bldg		0	Total	
						114,300	

PERRY
Name: NICHOLS, CHARLES

Valuation Report

12/28/2023

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Map/Lot:

013-049-002

Location:

263 GIN COVE RD

Account: 1095 Card: 1 of 1

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 08/05/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
3.60	Acres-Rear Land 2	450.00	1,620	100%		1,620
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 4.60						57,620
						Land Total

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,176 Sqft	Grade C 115	Base		115,752
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,961
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,600
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		676
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	122,989
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	100%	100%
						114,380

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	2005	264	C 115	6.412	Ava.	5.963
Wood Deck	2005	220	C 115	2.312	Ava.	2.150
Frame Shed	2005	160	D 100	1.976	Ava.	1.838
Frame Garage	2005	624	C 115	16.792	Ava.	15.617
Outbuilding Total						25,568

Acpt Land 57,600 **Accepted Bldg** 139,900 **Total** 197,500

PERRY
 Name: PASSAMAQUODDY WATER DISTRICT

Valuation Report

12/28/2023
 Page 1029
 006-016-002
 SO MEADOW RD

Account: 1096 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography RollingSwampy
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 49 0 0 Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	30%	Size/Shape	24,000
0.50	Acres-Rear Land 2	450.00	225	100%		225
Total Acres 1.50			Land Total			24,225
Acpt Land		24,200	Accepted Bldg		0	Total
						24,200

PERRY
Name: CARSON, BERNARD G

Valuation Report

12/28/2023
Page 1030
016-014-001
GIN COVE RD

Account: 1097 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
Topography Level
Utilities None
Street Paved

Sale Data
Sale Date 09/30/2008
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value		
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
5.16	Acres-Rear Land 2	450.00	2,322	100%		2,322	
Total Acres 6.16			Land Total			13,122	
Acpt Land		13,100	Accepted Bldg		0	Total	13,100

PERRY
 Name: GOLLAN, CASEY
 FULLER, STEPHEN BLAKE
 Account: 1098 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1031
 016-012-002
 GIN COVE RD

Map/Lot:
 Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 11/19/2021
 Sale Price 62,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2 28X30 1.5S HOUSE SLAB 4/22
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
2.00	Acres-Rear Land 2	450.00	900	100%		900
Total Acres 3.00			Land Total			85,900

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
Frame Shed	2022			----	SOUND	VALUE	----	1,000
Frame Shed	2022			----	SOUND	VALUE	----	1,000
Outbuilding Total								2,000
Acpt Land		85,900	Accepted Bldg		2,000	Total		87,900

PERRY
 Name: ODELL, MARTIN
 ODELL, MANDY

Valuation Report

12/28/2023
 Page 1032
 003-026-C
 8 KNOTA LN

Account: 1099 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Dug WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 2

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10Mobile Home	1975	10X56	D 100	13.662	Ava.	40%	85%	100%	4.645
Concrete Slab...	1975	500	D 100	2.050	Ava.	82%	100%	100%	1.681
A-Roof.....	1975	560	D 100	1.378	Ava.	82%	100%	100%	1.130
One Storv Frame	1975	470	D 100	8.139	Ava.	82%	85%	100%	5.673
Drilled Well	1975	1	C 100	3.000	Ava.	82%	100%	100%	2.460
Septic Svstem	1075	1	C 100	3.000	Ava.	65%	100%	100%	1.950
Outbuilding Total									17,539
Accpt Land			0	Accepted Bldg		17,500	Total		17,500

PERRY
 Name: STANHOPE, JEFFREY A
 STANHOPE, KALOUA K
 Account: 1100 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1033
 006-011
 MAHAR LN

Map/Lot:
 Location:

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800	
12.62	Acres-Rear Land 2	450.00	5,679	100%		5,679	
Total Acres 13.62			Land Total			16,479	
Acpt Land		16,500	Accepted Bldg		0	Total	16,500

PERRY
 Name: MCPHAIL, ANGUS B
 MCPHAIL, BARBARA H
 Account: 1102 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1034
 006-022-001
 US RTE ONE

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 04/24/2007
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2 LEIN RELEASE B4355P115
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
8.10	Acres-Rear Land 2	450.00	3,645	100%		3,645	
Total Acres 9.10			Land Total		21,645		

Accpt Land	21,600	Accepted Bldg	0	Total	21,600
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PERRY
Name: BARKER, JAMES

Valuation Report

12/28/2023
Page 1035
014-025-008
SOUTH MEADOW RD

Account: 1103 Card: 1 of 1
Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities
Street Semi-Improved

Sale Data
Sale Date 07/06/2021
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.10	Acres-Baselot (Fract)	20,000.00	6,325	10%	Size/Shape	632	
Total Acres 0.10					Land Total	632	
Acpt Land		600	Accepted Bldg		0	Total	600

PERRY
 Name: FERGUSON, MARK G

Valuation Report

12/28/2023
 Page 1036
 013-048-001
 GIN COVE RD

Account: 1104 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Data
 Sale Date 11/24/2020
 Sale Price 400,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 SOLD 3.39 AC B 3761 P211

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Ocean	85,000.00	85,000	100%		85,000
1.64	Acres-Rear Land 2	450.00	738	100%		738
Total Acres 2.64			Land Total			85,738

Acpt Land 85,700 **Accepted Bldg** 0 **Total** 85,700

PERRY
Name: TURNER, DENNIS F

Valuation Report

12/28/2023
Page 1037
015-001-002
LAKE RD

Account: 1105 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
Topography Above Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	30,000.00	30,000	90%	27,000	
0.50	Acres-Rear Land 1	3,000.00	1,500	100%	1,500	
Total Acres 1.50			Land Total		28,500	
Acpt Land		28,500	Accepted Bldg		0	
					Total 28,500	

PERRY
 Name: CANTWELL, WALTON
 CANTWELL, JUDITH

Valuation Report

12/28/2023
 Page 1038
 008-022
 EGYPT RD

Account: 1106 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	50%	Unimproved	6,000
4.50	Acres-Rear Land 2	450.00	2,025	100%		2,025
Total Acres 5.50			Land Total			8,025

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storr Frame	2012	320	E 100	3.379	Ava.	95%	50%	100%	1,605
						Outbuilding Total			1,605
Accpt Land		8,000	Accepted Bldg			1,600	Total		9,600

PERRY
 Name: TURNER, DAVID & DOROTHY A
 DAVID & DOROTHY TURNER TRUST
 Account: 1107 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1039
 015-012-003-1
 SUNSET COVE LN

Map/Lot:
 Location:

Neighborhood 4 LAKE RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Septic System
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
0.32	Acres-Rear Land 1	3,000.00	960	100%		960
Total Acres 1.32			Land Total			33,960

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2013	366	D 100	8.379	Ava.	95%	100%	100%	7.960
Concrete Slab...	2013	380	C 100	1.900	Ava.	95%	100%	100%	1.805
Wood Deck	2013	196	C 100	1.818	Ava.	95%	100%	100%	1.727
One Storv Frame	2016	336	D 100	5.819	Ava.	95%	100%	100%	5.528
Plumbina fixture	2019	3	C 100	4.500	Ava.	95%	100%	100%	4.275
						Outbuilding Total			21,295
Accpt Land		34,000	Accepted Bldg		21,300	Total		55,300	

PERRY
Name: MCPHAIL, ANGUS

Valuation Report

12/28/2023

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Map/Lot: 007-016-001

Account: 1109 Card: 1 of 1

Location: 112 GLEASON COVE RD

Neighborhood 18 GLEASON PT RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
22.30	Acres-Rear Land 1	3,000.00	66,900	100%		66,900
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
10.00	Acres-Rear Land 2	450.00	4,500	100%		4,500
Total Acres 33.30			Land Total			107,400

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,456 Sqft	Grade B 100	Base		135,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		-182
						0
						0
Foundation	Concrete	Basement	Dry None	Basement		-5,390
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,639
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		7,500
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		910
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		140,947
2013	0	Modern	Modern	Good			
Functional Obsolescence	None	Economic Obsolescence	None	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				95%	100%	100%	133,900

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2013	192	B 100	3.396	Good	95%	100%	100%	3.226
Frame Garage	2013	784	B 100	21.650	Good	95%	100%	100%	20.568
Wood Deck	2013	160	B 100	1.912	Good	95%	100%	100%	1.816
Frame Shed	2015	1344	C 100	14.511	Good	95%	100%	100%	13.785
Frame Garage	2017	3520	B 100	79.756	Ava.	95%	100%	100%	75.768
Outbuilding Total									115,163

Acpt Land 107,400 **Accepted Bldg** 249,100 **Total** 356,500

PERRY
 Name: BULMER, JOHN SR

Valuation Report

12/28/2023
 Page 1041
 006-011-001
 109 MAHAR LN

Account: 1111 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .
 Topography Rolling
 Utilities Septic System
 Street Street Surface

Sale Data
 Sale Date 01/03/2022
 Sale Price 7,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2 HOMESTD/VA WAS ON #92
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.68	Acres-Misc (Fract)	12,000.00	9,895	50%		4,948	
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000	
Total Acres 0.68			Land Total		7,948		

Acpt Land	7,900	Accepted Bldg	0	Total	7,900
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PERRY
 Name: PLEASANT POINT HOUSING AUTHORITY

Valuation Report

12/28/2023

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Map/Lot: 004-001-C

Account: 1113 Card: 1 of 1

Location: 141 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Sale Data

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Date 04/01/2016
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Agent
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2011	14X60	C 100	23.078	Ava.	95%	100%	100%	21.924
Frame Shed	2011	100	E 100	898	Ava.	95%	100%	100%	853
Outbuilding Total									22,777

Acpt Land 0 **Accepted Bldg** 22,800 **Total** 22,800

PERRY
Name: BASSETT, JOSEPH

Valuation Report

12/28/2023

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Map/Lot:

004-001-D

Location:

206 CANNON HILL RD

Account: 1114 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade C 100	Base	89,357
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,178
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,092	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Poor	Typical	85,179	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidation		None		73%	50%	100%	31,090
Acpt Land		0	Accepted Bldg		31,100	Total	31,100

PERRY
 Name: STEVENS, ERIN

Valuation Report

12/28/2023

Page 1044

Map/Lot:

009-035

Location:

48 GOLDING RD

Account: 1115 Card: 1 of 1

Neighborhood 12 GOLDING RD

Zoning/Use Residential .
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 1

Description	Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
	Year	Units	Grade	RCN	Cond	Phy	Func		Econ
14Mobile Home	2011	14X60	C 100	23.078	Ava.	95%	100%	100%	21.924
Frame Shed	2011	96	D 100	1.440	Ava.	95%	100%	100%	1.368
Frame Shed	2019	144	D 100	1.843	Ava.	95%	100%	100%	1.751
Outbuilding Total									25,043
Accpt Land			0	Accepted Bldg			25,000	Total	25,000

PERRY
Name: ALLARD, CAROL

Valuation Report

12/28/2023
Page 1045
015-056-A
65 POTTLE RD

Account: 1116 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Double Wide	One Story	988 Sqft	Grade C 100	Base	70,672
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,522
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	494
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			
2013	0	Typical	Typical	Average	95%	100%	100%			66,644
Functional Obsolescence		Economic Obsolescence								Value(Rcnld)
None		None								63,312
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Open Frame Porch	2013	260	C 100	2.160	Ava.	95%	100%	100%		2.052
Frame Garaae	2013	480	C 100	12.155	Ava.	95%	100%	100%		11.547
										Outbuilding Total
										13,599
Acpt Land			0	Accepted Bldg		76,900	Total			76,900

PERRY
 Name: GIERO, RICHARD A
 GIERO, PATRICIA

Valuation Report

12/28/2023

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Account: 1117 Card: 1 of 1

Map/Lot:
 Location:

005-004-3
 183 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/17/2003
 Sale Price 175,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
4.00	Acres-Rear Land 2	450.00	1,800	100%		1,800
Total Acres 5.00						Land Total 27,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 110	Base	98,148
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,684
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Average	Typical	104,232	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		80%	100%	100%	83,386

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
Wood Deck	1970	296	C 110	2.880	Ava.	80%	100%	100%		2,304
Outbuilding Total										2,304

Acpt Land

27,800

Accepted Bldg

85,700

Total

113,500

PERRY
 Name: NORTON,RICHARD C;GREENLAW,JANE N &
 PATRICIA N

Valuation Report

12/28/2023
 Page 1047
 001-002
 BIRCH PT RD

Account: 1119 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD
 Tree Growth 2005
 Zoning/Use Shoreland.....
 Topography Rolling
 Utilities
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2014 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
37.00	Acres-Mixed Wood	165.00	5,800	100%		5,800	
Total Acres 37.00					Land Total	5,800	
Acpt Land		5,800	Accepted Bldg		0	Total	5,800

PERRY
 Name: PATRYN, JACOB
 FOGG, MORGAN-LEA
 Account: 1121 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1048
 004-005-1
 OLD EASTPORT RD

Map/Lot:
 Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 09/19/2022
 Sale Price 29,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.05	Acres-Ocean --	55,000.00	56,358	50%	Unimproved	28,179	
Total Acres 1.05			Land Total		28,179		
Acpt Land		28,200	Accepted Bldg		0	Total	28,200

PERRY
 Name: LAWYER ROAD FARMS LLC

Valuation Report

12/28/2023

Page 1049

Account: 1122 Card: 1 of 1

Map/Lot:
 Location:

015-041
 LAKE RD

Neighborhood 4 LAKE RD

Sale Data	
Sale Date	03/31/2023
Sale Price	85,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
51.80	Acres-Rear Land 3(>100)	300.00	15,540	100%		15,540	
Total Acres 151.80					Land Total	60,540	
Acpt Land		60,500	Accepted Bldg		0	Total	60,500

PERRY
 Name: CROHN FAMILY LAND TRUST
 CROHN,FRANK T JR & BONNIE G,TRUSTEES
 Account: 1123 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1050
 014-007-007
 OTIS LANE

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 11/24/2014
 Sale Price 50,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Lake	80,000.00	80,000	90%	Unimproved	72,000	
1.00	Acres-Rear Land 2	450.00	450	100%		450	
Total Acres 2.00			Land Total			72,450	

Acpt Land 72,500 **Accepted Bldg** 0 **Total** 72,500

PERRY
Name: CHAPPUIS, ELIZABETH L

Valuation Report

12/28/2023
Page 1051
014-007-008
104 OTIS LANE

Account: 1124 Card: 1 of 1 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Sale Data
Sale Date 04/15/2019
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 RED CAMP
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
0.90	Acres-Rear Land 2	450.00	405	100%		405
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 1.90						Land Total 84,905

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	528 Sqft	Grade D 100	Base		73,921
Exterior	Composition	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Wood Post/Rock	Basement	None	Basement		-5,845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,026
Rooms	5					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,100
Insulation	None			Insulation		-649
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1935	0	Typical	Typical	Average				70,501
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			67%	100%	100%	47,236	

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1935	154	D 100	1.910	Ava.	67%	100%	100%		1,280
Wood Deck	1950	80	D 100	730	Ava.	67%	100%	100%		489
Outbuilding Total										1,769

Acpt Land 84,900 **Accepted Bldg** 49,000 **Total** 133,900

PERRY
 Name: BAKIS, RONALD J
 BAKIS, DEBORAH J

Valuation Report

12/28/2023
 Page 1052
 014-007-009
 118 OTIS LANE

Account: 1125 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Data
 Sale Date 08/31/2018
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 LOON CAMP/A-FRAME
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Lake	80,000.00	87,636	100%		87,636
0.90	Acres-Rear Land 2	450.00	405	100%		405
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 2.10						Land Total 92,541

Dwelling Description				Replacement Cost New	
Conventional	One Story	840 Sqft	Grade D 100	Base	67,079
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-2,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,546
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,534
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-689
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1970	0	Typical	Typical	Average				65,852
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			80%	100%	100%	52,682	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1970	168	D 100	1.307	Ava.	80%	100%	100%	1,046
Wood Deck	1970	80	D 100	730	Ava.	80%	100%	100%	584
Outbuilding Total									1,630

Acpt Land 92,500 **Accepted Bldg** 54,300 **Total** 146,800

PERRY
Name: MCGARVEY, MARGARET

Valuation Report

12/28/2023
Page 1053
014-007-010
124 OTIS LANE

Account: 1126 Card: 1 of 1
Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Reference 1 SILVER BIRCH
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Lake	80,000.00	75,895	100%		75,895
1.40	Acres-Rear Land 2	450.00	630	100%		630
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 2.30						Land Total 81,025

Dwelling Description				Replacement Cost New	
Conventional	One Story	992 Sqft	Grade D 100	Base	74,072
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-1,826
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		61,672
1970	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	49,338

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	160	D 100	1.255	Ava.	80%	100%	100%	1,004
Wood Deck	1970	80	D 100	730	Ava.	80%	100%	100%	584
Outbuilding Total									1,588

Acpt Land 81,000 **Accepted Bldg** 50,900 **Total** 131,900

PERRY
 Name: BAKIS, MATTHEW
 BAKIS, JULIE

Valuation Report

12/28/2023
 Page 1054
 014-007-011
 142 OTIS LANE

Account: 1127 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities LakeSeptic System
 Street Gravel

Sale Data
 Sale Date 09/11/2015
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 HEMLOCK
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Lake	80,000.00	80,000	100%		80,000
1.50	Acres-Rear Land 2	450.00	675	100%		675
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
Total Acres 2.50						Land Total 85,175

Dwelling Description				Replacement Cost New		
Conventional	One Story	992 Sqft	Grade D 100	Base		74,072
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		-163
						0
Foundation	Concrete	Basement	Dry None	Basement		-2,775
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,826
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-813
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1970	0	Typical	Typical	Average				68,495
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			80%	100%	100%	54,796	

Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1970	284	D 100	2.068	Ava.	80%	100%	100%		1,654
Wood Deck	1970	80	D 100	730	Ava.	80%	100%	100%		584
Outbuilding Total										2,238

Acpt Land 85,200 **Accepted Bldg** 57,000 **Total** 142,200

PERRY
Name: ARTEMIS TRUST

Valuation Report

12/28/2023
Page 1055
014-007-012
148 OTIS LANE

Account: 1128 Card: 1 of 1 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD
Tree Growth 2008
Zoning/Use Shoreland.....
Topography Rolling
Utilities LakeSeptic System
Street Gravel

Sale Data
Sale Date 11/28/2018
Sale Price 150,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 COVE CAMP
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 2020 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Lake	80,000.00	87,636	100%		87,636
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
1.00	# -Lot Improvements	3,000.00	3,000	50%		1,500
10.00	Acres-Softwood	135.00	1,283	100%		1,283
7.00	Acres-Mixed Wood	165.00	1,097	100%		1,097
11.00	Acres-Hardwood	130.00	1,359	100%		1,359
Total Acres 29.20			Land Total			95,875

Dwelling Description				Replacement Cost New		
Conventional	One Story	936 Sqft	Grade E 110	Base		47,954
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,178
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat		-1,156
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-515
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	40,105
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	29,277	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1950	147	E 110	707	Ava.	73%	100%	100%	516
Wood Deck	1950	80	E 110	490	Ava.	73%	100%	100%	358
Outbuilding Total									874

Acpt Land 95,900 **Accepted Bldg** 30,200 **Total** 126,100

PERRY
Name: SURLES, DALTON

Valuation Report

12/28/2023
Page 1056

Account: 1129 Card: 1 of 1

Map/Lot: 008-012-002-A
Location: 117 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1 daltonjlsurles@gmail.com
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1970	14X64	D 100	20.648	Poor	10%	100%	100%	2.065
Drilled Well	2014					---- S O U N D V A L U E ----			3.000
Septic Svstem	2014					---- S O U N D V A L U E ----			3.000
Outbuilding Total									8,065
Accpt Land		0	Accepted Bldg		8,100	Total			8,100

PERRY
 Name: TAYLOR, KYLE M
 TAYLOR, TANDRA M
 Account: 1131 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1057
 Map/Lot: 009-026-001
 Location: 193 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 05/23/2022
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
14.00	Acres-Rear Land 2	450.00	6,300	100%		6,300	
Total Acres 15.00			Land Total			18,300	
Acpt Land		18,300	Accepted Bldg		0	Total	18,300

PERRY
 Name: POTTLE, DOUGLAS
 POTTLE, ANITA

Valuation Report

12/28/2023
 Page 1058
 012-011-1
 GOLDING RD

Account: 1133 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD
 Tree Growth 1997
 Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2016 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
53.00	Acres-Mixed Wood	165.00	8,308	100%		8,308
Total Acres 53.00			Land Total			8,308
Acpt Land		8,300	Accepted Bldg		0	Total
						8,300

PERRY
 Name: BOWEN, BRIAN

Valuation Report

12/28/2023

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Map/Lot:

003-026-E

Account: 1134 Card: 1 of 1

Location:

270 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
 Topography Rolling
 Utilities
 Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 50 0 0 Land Schedule 2

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				Phy	Func	Econ	
14Mobile Home	1991	14X67	B 100		28.157	Ava.	53%	100%	100%	14,980
							Outbuilding Total			14,980
Accpt Land			0	Accepted Bldg		15,000	Total			15,000

Neighborhood 5	ROUTE 1	Sale Data	
Zoning/Use	Shoreland.....	Sale Date	03/17/2021
Topography	Rolling	Sale Price	217,600
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000	100%		20,000
0.70	Acres-Rear Land 1	3,000.00	2,100	100%		2,100
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.70			Land Total			28,100

Dwelling Description				Replacement Cost New	
Post & Bean/Log	One Story	1,215 Sqft	Grade C 110	Base	116,519
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	-134
					0
Foundation	Concrete	Basement	Dry None	Basement	-4,213
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	1,337
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,600
Attic	1/4 Finished			Attic	5,875
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-668
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Typical	Typical	Average	Typical	125,316	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	100%	100%	116,544

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Unfinished Attic	2005	56	C 110	1.192	Ava.	1.109
Wood Deck	2005	372	C 110	3.549	Ava.	3.301
Outbuilding Total						4,410

Acpt Land	28,100	Accepted Bldg	121,000	Total	149,100
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PERRY
 Name: MAINE COAST HERITAGE TRUST

Valuation Report

12/28/2023
 Page 1061
 013-039
 GIN COVE RD

Account: 1136 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Semi-Improved

Sale Data
 Sale Date 04/06/2016
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Ocean	85,000.00	120,208	5%	Restrictio	6,010
2.00	Acres-Ocean ---	25,000.00	35,355	5%	Restrictio	1,768
8.10	Acres-Rear Land 1	3,000.00	24,300	5%	Restrictio	1,215
Total Acres 12.10						Land Total 8,993

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1900	820	D 100	7.507	Poor	40%	100%	100%	3,003
Frame Shed	1900	252	E 100	1.675	Poor	40%	100%	100%	670
Outbuilding Total									3,673
Acpt Land		9,000	Accepted Bldg		3,700	Total			12,700

PERRY
 Name: FROST, KENNETH
 FROST, SUSAN

Valuation Report

12/28/2023

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Account: 1139 Card: 1 of 1

Map/Lot:
 Location:

005-048-049-50-1+
 US RTE ONE

Neighborhood 5 ROUTE 1
 Tree Growth 1994
 Zoning/Use Residential .
 Topography Above Street
 Utilities None
 Street Paved

Sale Data
 Sale Date 09/28/2017
 Sale Price 100,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 PLUS LOT 51-1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
20.10	Acres-Softwood	135.00	2,578	100%		2,578	
68.10	Acres-Mixed Wood	165.00	10,675	100%		10,675	
18.00	Acres-Hardwood	130.00	2,223	100%		2,223	
7.00	Acres-Wasteland	120.00	840	100%		840	
Total Acres 113.20			Land Total			16,316	
Accpt Land		16,300	Accepted Bldg		0	Total	16,300

PERRY
Name: MAINE COAST HERITAGE TRUST

Valuation Report

12/28/2023
Page 1063
013-041-1
GIN COVE RD

Account: 1140 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities
Street None

Reference 1
Reference 2
Tran/Land/Bldg 0 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Open Space/Ocean	55,000.00	55,000 5%	Restrictio	2,750	
Total Acres 1.00				Land Total	2,750	
Acpt Land		2,800	Accepted Bldg	0	Total	2,800

PERRY
 Name: POTTLE, THOMMAS R
 POTTLE, JOYCE M

Valuation Report

12/28/2023
 Page 1064
 008-016-002
 LITTLE EGYPT RD

Account: 1141 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 24 EGYPT RD

Sale Data	
Sale Date	08/19/2016
Sale Price	1,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street None

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
7.10	Acres-Rear Land 2	450.00	3,195	100%		3,195	
Total Acres 7.10					Land Total	3,195	
Acpt Land		3,200	Accepted Bldg		0	Total	3,200

PERRY
Name: MAINE,STATE OF

Valuation Report

12/28/2023
Page 1065
006-029-1
US RTE ONE

Account: 1142 Card: 1 of 1
Map/Lot: Location:

Neighborhood 5 ROUTE 1

Zoning/Use Rural.....
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date 01/04/2018
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 41 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	20,000.00	20,000	90%	Unimproved	18,000	
19.80	Acres-Rear Land 2	450.00	8,910	100%		8,910	
Total Acres 20.80					Land Total	26,910	
Acpt Land		26,900	Accepted Bldg		0	Total	26,900

PERRY
 Name: TONKOWICZ, ROBERT E

Valuation Report

12/28/2023
 Page 1066
 011-009-023-1
 SO MEADOW RD

Account: 1143 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Gravel

Sale Data
 Sale Date 10/30/2017
 Sale Price 3,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%	Unimproved	10,800
1.00	Acres-Rear Land 2	450.00	450	100%		450
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.00			Land Total			17,250

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
A-Roof.....	2010	256	E 100	384	Ava.	95%	100%	100%	365
Open Frame Porch	2010	224	E 100	941	Ava.	95%	100%	100%	894
						Outbuilding Total			1,259
Acpt Land		17,300	Accepted Bldg		1,300	Total		18,600	

PERRY
Name: BOWEN, ROBERT

Valuation Report

12/28/2023

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003-026-F

Account: 1144 Card: 1 of 1

Map/Lot:

Location:

274 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Below Street
Utilities None
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				Phy	Func	Econ	
12Mobile Home	1980	12X56	D 100		16.360	Ava-	30%	100%	100%	4,908
							Outbuilding Total			4,908
Accpt Land			0	Accepted Bldg		4,900	Total		4,900	

PERRY
 Name: ALICANDRI, GREGORY J

Valuation Report

12/28/2023

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Map/Lot: 005-049-1

Account: 1147 Card: 1 of 1

Location: THOMPSON STORE RD

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....
 Topography Below Street
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/24/2019
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.80	Acres-Ocean --	55,000.00	49,194	25%	Size/Shape	12,298	
Total Acres 0.80			Land Total		12,298		
Acpt Land		12,300	Accepted Bldg		0	Total	12,300

PERRY
 Name: PERRY,TOWN OF

Valuation Report

12/28/2023
 Page 1069
 004-010-2
 SMITH LN

Account: 1148 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities
 Street Semi-Improved

Sale Data
 Sale Date 07/02/2020
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 SALE INCLUDES OLD TAXES AND LIENS
 Reference 2
 Tran/Land/Bldg 0 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
6.00	Acres-Ocean --	55,000.00	134,722	100%	134,722	
6.00	Acres-Rear Land 1	3,000.00	18,000	100%	18,000	
Total Acres 12.00			Land Total		152,722	

Acpt Land	152,700	Accepted Bldg	0	Total	152,700
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PERRY
Name: MCLELLAN, RUBY

Valuation Report

12/28/2023
Page 1070
006-050-B
54 MAHAR LN

Account: 1149 Card: 1 of 1 Map/Lot:
Location:

Neighborhood 14 MAHAR LN

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	712 Sqft	Grade D 100	Base	56,992
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-922
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
2018	0	Typical	Typical	Average	95%	75%	100%	49,064		
Functional Obsolescence		Economic Obsolescence						34,958		
Incomplete		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2018	100	D 100	1.474	Ava.	95%	100%	100%	1,400	
Outbuilding Total										1,400
Acpt Land			0 Accepted Bldg		36,400			Total		36,400

PERRY
 Name: POTTLE, THOMAS R
 POTTLE, TANESHA S
 Account: 1150 Card: 1 of 1

Valuation Report

12/28/2023
 Page 1071
 012-015-2
 230 JOHNSON RD

Map/Lot:
 Location:

Neighborhood 12 GOLDING RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities
 Street Gravel

Sale Data
 Sale Date 05/14/2020
 Sale Price 181,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	90%		10,800	
22.00	Acres-Rear Land 2	450.00	9,900	100%		9,900	
Total Acres 23.00			Land Total		20,700		

Acpt Land	20,700	Accepted Bldg	0	Total	20,700
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PERRY
 Name: PRESTON, DEAN A

Valuation Report

12/28/2023
 Page 1072
 014-015-003
 SOUTH COOK RD

Account: 1151 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Class 1 Rds	2,200.00	154	100%		154
Total Acres 0.07			Land Total			154
Acpt Land		200	Accepted Bldg		0	Total
						200

PERRY
Name: MCPHAIL, ANGUS B

Valuation Report

12/28/2023
Page 1073
012-035
GOLDING RD

Account: 1152 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 12 GOLDING RD

Zoning/Use Shoreland.....
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
1.50	Acres-Lake	80,000.00	97,980 10%	Restrictio		0	
1.50	Acres-Lake	450.00	9,900 50%	Access		4,899	
2.50	Acres-Rear Land 2	450.00	1,125 100%			1,125	
Total Acres 4.00				Land Total		6,024	
Accpt Land		6,000	Accepted Bldg	0	Total	6,000	

PERRY
 Name: SULLIVAN, SCOTT

Valuation Report

12/28/2023
 Page 1074
 011-007-002
 10 FOX FIELD LN

Account: 1153 Card: 1 of 1 Map/Lot:
 Location:

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000
0.40	Acres-Rear Land 2	450.00	180	100%		180
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.40			Land Total			18,180
Accpt Land		18,200	Accepted Bldg		0	Total
						18,200

PERRY
Name: FRANCIS, EUNICE

Valuation Report

12/28/2023

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Map/Lot:

009-010-A

Account: 1154 Card: 1 of 1

Location:

341 SO MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade B 100	Base	100,900
Exterior	Single Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,991
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,008	Insulation	630
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	Typical	Typical	Good	Typical	97,027	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	75%	100%	69,132
Acpt Land		0	Accepted Bldg		69,100	Total	69,100

PERRY
 Name: HUDSON, DANIEL
 HUDSON, DONNA

Valuation Report

12/28/2023
 Page 1076
 001-003-1
 BIRCH PT RD

Account: 1155 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 7 BIRCH PT RD
 Tree Growth 2015
 Zoning/Use Rural.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 2020 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean	85,000.00	85,000	75%	Unimproved	63,750	
24.00	Acres-Softwood	135.00	3,078	100%		3,078	
4.00	Acres-Mixed Wood	165.00	627	100%		627	
Total Acres 29.00			Land Total		67,455		
Accpt Land		67,500	Accepted Bldg		0	Total	
						67,500	

PERRY
 Name: OWEN, MICHAEL & JOHN
 DOWN EAST SELF STORAGE

Valuation Report

12/28/2023

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Account: 1158 Card: 1 of 1

Map/Lot:
 Location:

006-022-2
 1145 US RTE ONE

Neighborhood 5 ROUTE 1

Zoning/Use Commercial
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 04/15/2020
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	20,000.00	20,000 100%		20,000
6.95	Acres-Rear Land 2	450.00	3,128 100%		3,128
Total Acres 7.95			Land Total		23,128

Commercial Description

Occupancy Type	Storage Building...	Storage Building...
Class & Quality	Rigid Frame.Avg.	Rigid Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 8'	1 STORY @ 8'
Heating/Cooling	NONE	NONE
Built	2020	2020
Remodeled	0	0
Base Cost/Sqft	19.63	19.63
Heat-Cool/Sqft	+ 0.00	0.00
Total	19.63	19.63
Size Factor	X 0.953	0.953
Adjusted Cost/Sqft	18.71	18.71
Total Square Feet	X 4,500	4,500
Replacement Cost	84,195	84,195
Condition	Average	Average
% Good Physical	X .95	.95
Functional	X 1.00	1.00
Subtotal	79,985	79,985
Economic Factor	X 1.00	Total Value 159,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Concrete Slab...	2020	4500	D 100	18.450	Ava.	95%	100%	100%	17,528
Concrete Slab...	2020	4500	D 100	18.450	Ava.	95%	100%	100%	17,528
Outbuilding Total									35,056

Acpt Land

23,100

Accepted Bldg

195,000

Total

218,100

PERRY
 Name: MACNICHOL, SCOTT A

Valuation Report

12/28/2023

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Map/Lot:

013-045-1

Account: 1159 Card: 1 of 1

Location:

339 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Residential .
 Topography Low
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2 HOUSE U/C
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	50,000.00	50,000	100%		50,000
15.50	Acres-Rear Land 2	450.00	6,975	100%		6,975
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 16.50			Land Total			62,975

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfin Basement	2020	1624	B 100	12.681	Ava.	95%	100%	100%	12,047	
Outbuilding Total									12,047	
Accpt Land		63,000	Accepted Bldg		12,000	Total		75,000		

PERRY
 Name: PRESTON, DEAN A

Valuation Report

12/28/2023

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Map/Lot:

014-015-4

Location:

SOUTH COOK RD

Account: 1160 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Sale Data
 Sale Date 08/22/2020
 Sale Price 1,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.04	Acres-Lake	80,000.00	16,000	10%	Size/Shape	1,600	
Total Acres 0.04			Land Total		1,600		
Acpt Land		1,600	Accepted Bldg		0	Total	1,600

PERRY
Name: SCHNEELOCH, LINDA F

Valuation Report

12/28/2023

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Account: 1162 Card: 1 of 1

Map/Lot: 016-012-001
Location: 226 GIN COVE RD

Neighborhood 20 GIN COVE RD

Zoning/Use Rural.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/02/2021
Sale Price 39,999
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 28X30 1S SLAB HOUSE
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	100%		30,000
1.35	Acres-Rear Land 4	1,000.00	1,350	100%		1,350
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 2.35						Land Total 37,350

Dwelling Description				Replacement Cost New	
Conventional	One Story	840 Sqft	Grade C 100	Base	81,804
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	-7,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,327
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	78,917
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		95%	85%	100%
						Value(Rcnld)
						63,725

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garae	2022	300	C 100	9.097	Exc.	95%	100%	100%		8.642
Outbuilding Total										8,642

Acpt Land 37,400 **Accepted Bldg** 72,400 **Total** 109,800

PERRY
Name: DORE, MARTIN

Valuation Report

12/28/2023

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Map/Lot:

011-029-001

Account: 1164 Card: 1 of 1

Location:

27 BRYANT FIELD RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Residential .
Topography
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 HOUSE INC
Tran/Land/Bldg 3 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.36	Acres-Baselot (Fract)	15,000.00	17,493	100%		17,493
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 1.36			Land Total			23,493

Dwelling Description				Replacement Cost New		
Conventional	One Story	384 Sqft	Grade D 100	Base		46,102
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	1/4 Bmt	Basement		-1,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Radiant Floor	Cooling	0% None	Heat		463
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	384	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	Typical	Typical	Average	Typical	45,077	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
Incomplete		None		95%	75%	100%	32,117

Acpt Land 23,500 **Accepted Bldg** 32,100 **Total** 55,600

PERRY
 Name: GORDON, GREGORY B
 GORDON, CAROL E

Valuation Report

12/28/2023
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 005-021-007
 MOUNTAIN RD

Account: 1165 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 5 ROUTE 1

Sale Data
 Sale Date 07/06/2021
 Sale Price 48,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use Shoreland.....
 Topography Rolling
 Utilities None
 Street Gravel

Reference 1
 Reference 2
 Tran/Land/Bldg 0 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Ocean --	55,000.00	55,000	100%		55,000	
4.57	Acres-Rear Land 1	3,000.00	13,710	60%	View/Envir	8,226	
Total Acres 5.57			Land Total		63,226		
Acpt Land		63,200	Accepted Bldg		0	Total	63,200

PERRY
Name: SOTO, GUADALUPE JR

Valuation Report

12/28/2023

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Map/Lot: 006-013-001

Account: 1166 Card: 1 of 1

Location: 16 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

Sale Data

Zoning/Use Residential .
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Date 08/10/2021
Sale Price 48,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Misc (Fract)	12,000.00	10,040 100%		10,040
2.00	# -Lot Improvements	3,000.00	6,000 100%		6,000
Total Acres 0.70				Land Total	16,040

Dwelling Description

Replacement Cost New

Conventional	Two Story	704 Sqft	Grade C 100	Base	106,898
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 1/4 Bmt	Basement	-2,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,042
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	704
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Below Average	Typical	111,318	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	66,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1956	480	C 100	12.155	Ava-	60%	100%	100%	7,293
Encl Frame Porch	1956	136	C 100	2.145	Ava-	60%	100%	100%	1,287
Encl Frame Porch	1956	77	C 100	1.542	Ava-	60%	100%	100%	925
Outbuilding Total									9,505

Acpt Land 16,000 **Accepted Bldg** 76,300 **Total** 92,300

Account: 1168 Card: 1 of 1 Map/Lot: Location: 181 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

Zoning/Use Residential .
Topography Level
Utilities Dug WellSeptic System
Street Street Surface

Reference 1
Reference 2
Tran/Land/Bldg 0 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
2.00	# -Lot Improvements	3,000.00	6,000	100%	6,000	
Total Acres 0.00			Land Total		6,000	

Dwelling Description				Replacement Cost New	
Conventional	Two Story	800 Sqft	Grade C 100	Base	116,953
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	-7,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,528
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,600	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	Typical	Typical	Average	Typical	113,225	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnd)
None	None			95%	100%	100%	107,564

Acpt Land 6,000 **Accepted Bldg** 107,600 **Total** 113,600