

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 Coord Y Coord  
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		95%	100%	100%	107,564

**Acpt Land** 6,000 **Accepted Bldg** 107,600 **Total** 113,600

PERRY  
Name:

**Valuation Report**

12/13/2024  
Page 2

Account: 1169 Card: 1 of 1 Map/Lot:  
Location:

---

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use  
Topography  
Utilities  
Street

Street Surface

Reference 1  
Reference 2

Tran/Land/Bldg 0 0 0

X Coord  
Exemption(s)

Y Coord

Land Schedule 0

---

**Acpt Land**

0 **Accepted Bldg**

0 **Total**

0

PERRY  
Name:

**Valuation Report**

12/13/2024  
Page 3

Account: 1170 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use  
Topography  
Utilities  
Street

Street Surface

Reference 1  
Reference 2

Tran/Land/Bldg 0 0 0

X Coord  
Exemption(s)

Y Coord

Land Schedule 0

---

**Acpt Land**

0 **Accepted Bldg**

0 **Total**

0

PERRY  
Name:

**Valuation Report**

12/13/2024  
Page 4

Account: 1171 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 1 NO PUBLIC RD FRONT

Zoning/Use  
Topography  
Utilities  
Street

Street Surface

Reference 1  
Reference 2

Tran/Land/Bldg 0 0 0

X Coord

Y Coord

Exemption(s)

Land Schedule 0

---

**Acpt Land**

0 **Accepted Bldg**

0 **Total**

0

PERRY  
 Name: GREENLAW, BRIAN R  
 GREENLAW, BENJAMIN J & BRAD N  
 Account: 526 Card: 1 of 7

**Valuation Report**

12/13/2024  
 Page 5  
 001-001  
 373 BIRCH PT RD

Map/Lot:  
 Location:

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

12/13/2024

Name: GREENLAW, BRIAN R

Page 6

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

12/13/2024

Name: GREENLAW, BRIAN R

Page 7

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, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Outbuilding Total, 1,249.

Acpt Land 0 Accepted Bldg 38,000 Total 38,000

PERRY

Valuation Report

12/13/2024

Name: GREENLAW, BRIAN R

Page 8

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

12/13/2024

Name: GREENLAW, BRIAN R

Page 9

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, 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, Outbuilding Total.

Acpt Land 0 Accepted Bldg 56,000 Total 56,000

PERRY

Valuation Report

12/13/2024

Name: GREENLAW, BRIAN R

Page 10

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 Value(Rcnld). Rows include Built 2003, Renovated 0, Kitchens Typical, Baths Typical, Condition Average, Layout Typical, Total 58,081.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Wood Deck, Open Frame Porch, Outbuilding Total.

Acpt Land 0 Accepted Bldg 45,000 Total 45,000

PERRY

Valuation Report

12/13/2024

Name: GREENLAW, BRIAN R

Page 11

GREENLAW, BENJAMIN J & BRAD N

Map/Lot:

001-001

Account: 526 Card: 7 of 7

Location:

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

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 2016, Renovated 0, Kitchens Typical, Baths Typical, Condition Average, Layout Typical, Total 42,212.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 95%, 100%, 95%, 38,096.

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 39,100 Total 39,100

PERRY  
 Name: GREENLAW, BRIAN R  
 GREENLAW, BENJAMIN J & BRAD N  
 Account: 526

**Valuation Report**

12/13/2024  
 Page 12  
 001-001  
 373 BIRCH PT RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	700,400	318,900	1,019,300	700,400	318,900	1,019,300

PERRY  
 Name: NORTON,RICHARD C;GREENLAW,JANE N &  
 PATRICIA N

**Valuation Report**

12/13/2024  
 Page 13  
 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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
37.00	Acres-Mixed Wood	165.00	4,945	100%		4,945	
Total Acres 37.00			Land Total			4,945	
<b>Acpt Land</b>		4,900	<b>Accepted Bldg</b>		0	<b>Total</b>	4,900

Account: 213 Card: 1 of 1

Location: 303 BIRCH PT RD

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	136.00	771	100%		771
5.00	Acres-Mixed Wood	165.00	668	100%		668
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			130,647

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 Storr 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 Storr 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** 130,600 **Accepted Bldg** 209,000 **Total** 339,600

PERRY  
 Name: ROSENFELD, RONALD S & ZELIA M  
 TRUSTEE, ROSENEIRO TRUST OF 2014  
 Account: 265 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 15  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		no electricity..		91%	100%	90%
						211,796

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

PERRY  
 Name: ROSENFELD, RONALD S & ZELIA M  
 TRUSTEES, ROSENEIRO TRUST OF 2014  
 Account: 415 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 16  
 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		

<b>Acpt Land</b>	120,700	<b>Accepted Bldg</b>	0	<b>Total</b>	120,700
------------------	---------	----------------------	---	--------------	---------



PERRY  
 Name: HOLT, DAVID C  
 HOLT, CORINNE L

**Valuation Report**

12/13/2024  
 Page 17  
 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

		<b>Land Description</b>					
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		

<b>Acpt Land</b>	121,000	<b>Accepted Bldg</b>	0	<b>Total</b>	121,000
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: ROSENFELD, RONALD S & ZELIA M  
 TRUSTEE ROSENEIRO TRUST OF 2014  
 Account: 432 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 18  
 001-003-001-004  
 BIRCH PT

Map/Lot:  
 Location:

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		

<b>Acpt Land</b>	126,700	<b>Accepted Bldg</b>	0	<b>Total</b>	126,700
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: MEETZE, JORDAN TYLER  
 TOWNSEND, BRITTNEY MARIE

**Valuation Report**

12/13/2024

Page 19

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 11/16/2023  
 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
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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		no electricity..		94%	100% 86%	58,468

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2006	80	C 100	1.690	Ava.	94%	100%	86%	1.359
Open Frame Porch	2006	222	C 100	1.866	Ava.	94%	100%	86%	1.500
One Storv Frame	2006	168	C 100	3.548	Ava.	94%	100%	86%	2.851
Frame Shed	2006	144	C 100	2.247	Ava.	94%	100%	86%	1.806
Outbuilding Total									7,516

**Acpt Land** 137,000 **Accepted Bldg** 66,000 **Total** 203,000

PERRY  
Name: BERGERON, PAULA M

**Valuation Report**

12/13/2024

Page 20

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		no electricity..		94%	100%	86%
						<b>Value(Rcnld)</b>
						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: COLOMBO, DEAN MARIO

**Valuation Report**

12/13/2024

Page 21

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

Account: 22 Card: 1 of 1

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

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

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

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

PERRY  
 Name: BELMONT HILL SCHOOL INC

**Valuation Report**

12/13/2024

Page 22

Map/Lot:  
 Location:

001-003-001-009  
 BIRCH PT

Account: 255 Card: 1 of 1

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

		<b>Land Description</b>					
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	

<b>Acpt Land</b>	121,200	<b>Accepted Bldg</b>	0	<b>Total</b>	121,200
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: MARAFINO, MARGARET

**Valuation Report**

12/13/2024

Page 23

Account: 741 Card: 1 of 1

Map/Lot:  
 Location:

001-003-001-015  
 BIRCH ST

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		

<b>Acpt Land</b>	71,400	<b>Accepted Bldg</b>	0	<b>Total</b>	71,400
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: LEDFORD, KEITH  
 LEDFORD, AMPHAY

**Valuation Report**

12/13/2024  
 Page 24  
 001-003-001-016  
 BIRCH PT

Account: 276 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 09/29/2017  
 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		

<b>Acpt Land</b>	74,600	<b>Accepted Bldg</b>	0	<b>Total</b>	74,600
------------------	--------	----------------------	---	--------------	--------



PERRY  
 Name: CLARK, DENNIS  
 CLARK, DEBRA

**Valuation Report**

12/13/2024

Page 25

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
12.00	Acres-Mixed Wood	165.00	1,604 100%		1,604
57.50	Acres-Softwood	136.00	6,334 100%		6,334
1.00	Acres-Ocean/Cove	50,000.00	50,000 90%	Size/Shape	45,000
Total Acres 70.50				Land Total	52,938

**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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	37,610

**Outbuildings/Additions/Improvements**

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

52,900

**Accepted Bldg**

38,600

**Total**

91,500

PERRY  
 Name: WAGNER, JOHN MARK

**Valuation Report**

12/13/2024

Page 26

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		131,400	<b>Accepted Bldg</b>		0	<b>Total</b> 131,400

PERRY  
 Name: LORANGER, LIONEL  
 LORANGER, LYNDA L

**Valuation Report**

12/13/2024  
 Page 27  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		71,700	<b>Accepted Bldg</b>		0	<b>Total</b>	71,700

PERRY  
 Name: HODGSON, JAMES A  
 HODGSON, BARBARA R  
 Account: 827 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 28  
 001-003-00A-014  
 CEDAR LN

Map/Lot:  
 Location:

Neighborhood 7 BIRCH PT RD  
 Zoning/Use Shoreland.....  
 Topography Rolling  
 Utilities Septic SystemDrilled Well  
 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  
 Tran/Land/Bldg 0 0 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)	
None	generator only	90%	100%	95%	73,527	

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%	95%	5.815
Frame Shed	2009	120	E 100	1.000	Ava.	95%	100%	95%	902
Wood Deck	2009	240	D 110	1.957	Ava-	90%	100%	95%	1.673
Outbuilding Total									8,390

**Acpt Land** 83,400 **Accepted Bldg** 81,900 **Total** 165,300

PERRY  
 Name: HUDSON, DANIEL  
 HUDSON, DONNA

**Valuation Report**

12/13/2024  
 Page 29  
 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

		<b>Land Description</b>				
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	136.00	2,644	100%		2,644
4.00	Acres-Mixed Wood	165.00	535	100%		535
Total Acres 29.00			Land Total			66,929
<b>Accpt Land</b>		66,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						66,900

PERRY  
 Name: MAINE COAST HERITAGE TRUST

**Valuation Report**

12/13/2024  
 Page 30  
 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: MAINE COAST HERITAGE

**Valuation Report**

12/13/2024

Page 31

Map/Lot:

001-005

Location:

BIRCH PT RD

Account: 560 Card: 1 of 1

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

		<b>Land Description</b>					
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: TROTT, JUDY A &  
 PHELPS, MICHAEL P

**Valuation Report**

12/13/2024

Page 32

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: TROTT, DEREK

**Valuation Report**

12/13/2024

Page 33

Account: 1043 Card: 1 of 1

Map/Lot:  
Location:

002-001-A  
18 Birch Pt Rd

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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Outbuilding Total</b>									<b>6,668</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		6,700	<b>Total</b>		6,700

PERRY  
 Name: BROWN, NATALIE  
 BROWN, JACOB

**Valuation Report**

12/13/2024

Page 34

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 GARAGE UNDER CONST  
 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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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
Frame Shed	2023	784	B 100	10.984	Ava.	95%	50%	100%	5.218
One Storv Frame	2023					----- S O U N D V A L U E -----			5.000
Outbuilding Total									14,737

**Acpt Land** 30,600 **Accepted Bldg** 102,900 **Total** 133,500

PERRY  
 Name: SANCHEZ, ROBERT A &  
 ZIPPERER, AMY A

**Valuation Report**

12/13/2024

Page 35

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	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: MAINE MARITIME ACADEMY

**Valuation Report**

12/13/2024

Page 36

Map/Lot:

002-003

Location:

BIRCH PT RD

Account: 318 Card: 1 of 1

Neighborhood 7 BIRCH PT RD

**Sale Data**  
 Sale Date 08/01/1991  
 Sale Price 67,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Exempt Property

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) 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	
<b>Acpt Land</b>		109,000	<b>Accepted Bldg</b>		0	<b>Total</b> 109,000

PERRY  
 Name: LEFEVRE, EUGENE B

**Valuation Report**

12/13/2024

Page 37

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

<b>Land Description</b>						
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
<b>Accpt Land</b>		258,600	<b>Accepted Bldg</b>		0	<b>Total</b> 258,600

PERRY  
 Name: VALENCIK, SARAH ANNE

**Valuation Report**

12/13/2024

Page 38

Map/Lot:

002-004-001

Location:

51 LINCOLN COVE RD

Account: 463 Card: 1 of 1

Neighborhood 8 LINCOLN COVE RD

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

**Sale Data**  
 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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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
<b>Acpt Land</b>		20,300	<b>Accepted Bldg</b>		9,400	<b>Total</b>		29,700	

PERRY  
 Name: APPLGATE, GEORGE

**Valuation Report**

12/13/2024

Page 39

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		
<b>Acpt Land</b>		25,400	<b>Accepted Bldg</b>		0	<b>Total</b>	25,400

PERRY  
 Name: LEFEVRE, EUGENE B

**Valuation Report**

12/13/2024

Page 40

Account: 504 Card: 1 of 1

Map/Lot: 002-006  
 Location: LINCOLN COVE RD

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		37,500	<b>Accepted Bldg</b>		0	<b>Total</b>	37,500



PERRY  
 Name: LEFEVRE, EUGENE B

**Valuation Report**

12/13/2024

Page 41

Account: 254 Card: 1 of 1

Map/Lot: 002-007  
 Location: LINCOLN COVE RD

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		
<b>Acpt Land</b>		37,500	<b>Accepted Bldg</b>		0	<b>Total</b>	37,500

PERRY  
 Name: LEFEVRE, EUGENE B

**Valuation Report**

12/13/2024

Page 42

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		
<b>Acpt Land</b>		53,000	<b>Accepted Bldg</b>		0	<b>Total</b>	53,000

PERRY  
 Name: NEWELL, BARBARA A

**Valuation Report**

12/13/2024

Page 43

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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		28,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						28,200

PERRY  
 Name: THE JAMES W OBERLY AND LOUISE A

**Valuation Report**

12/13/2024

Page 44

Account: 695 Card: 1 of 1

Map/Lot:  
 Location:

002-010-001  
 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

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

**Sale Data**  
 Sale Date 01/26/2024  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 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: FRADETTE, ROBERT  
 FRADETTE, PATRICIA

**Valuation Report**

12/13/2024

Page 45

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,000	<b>Accepted Bldg</b>		0	<b>Total</b>	18,000

PERRY  
Name: PIKE, S DEAN

**Valuation Report**

12/13/2024

Page 46

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

Account: 8 Card: 1 of 1

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	Phy	Func	Econ	Value Rcnd
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

PERRY  
 Name: SWEDEEN, SUZANNE  
 SWEDEEN, BRET

**Valuation Report**

12/13/2024

Page 47

Account: 247 Card: 1 of 1

Map/Lot:  
 Location:

002-010-002-002  
 LINCOLN COVE RD

Neighborhood 8 LINCOLN COVE RD

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

**Sale Data**  
 Sale Date 04/30/2021  
 Sale Price 69,000  
 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

		<b>Land Description</b>					
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		

<b>Acpt Land</b>	104,200	<b>Accepted Bldg</b>	0	<b>Total</b>	104,200
------------------	---------	----------------------	---	--------------	---------

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 01/26/2024  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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

Valuation Report

12/13/2024

Name: FRADETTE, ROBERT R

Page 49

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: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Ranch, Exterior, Foundation, 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 and 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

Valuation Report

12/13/2024

Name: FRADETTE, ROBERT R

Page 50

FRADETTE, PATRICIA B

Map/Lot:

002-011

Account: 756 Card: 2 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

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: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1984, 0 Typical, Typical, Average, Typical, 72,030.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 85%, 100%, 100%, 61,226.

Table with columns: Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck, 1984, 192, C 110, 1.965, Ava., 85%, 100%, 100%, 1,670.

Acpt Land 0 Accepted Bldg 62,900 Total 62,900

PERRY  
Name: FRADETTE, ROBERT R  
FRADETTE, PATRICIA B  
Account: 756

**Valuation Report**

12/13/2024

Page 51

Map/Lot:

002-011

Location:

91 Lincoln Cove Rd

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	48,000	105,100	153,100	48,000	105,100	153,100
2	0	62,900	62,900	0	62,900	62,900
<b>TOTAL</b>	48,000	168,000	216,000	48,000	168,000	216,000

PERRY  
 Name: LEFEVRE, EUGENE B

**Valuation Report**

12/13/2024

Page 52

Account: 15 Card: 1 of 1

Map/Lot: 002-012  
 Location: CANNON HILL RD

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		11,700	<b>Accepted Bldg</b>		0	<b>Total</b>	11,700

PERRY  
 Name: CASSIDY, DANA D  
 CASSIDY, JOHN F IV

**Valuation Report**

12/13/2024

Page 53

Account: 154 Card: 1 of 1

Map/Lot:  
 Location:

002-013  
 LINCOLN COVE RD

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		

<b>Acpt Land</b>	157,600	<b>Accepted Bldg</b>	0	<b>Total</b>	157,600
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: KELLER, MICHAEL  
 KELLER, ANGELA

**Valuation Report**

12/13/2024

Page 54

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

		<b>Land Description</b>					
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	

<b>Acpt Land</b>	118,400	<b>Accepted Bldg</b>	0	<b>Total</b>	118,400
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: THE JAMES W OBERLY AND LOUISE A

**Valuation Report**

12/13/2024

Page 55

Map/Lot:

002-014

Location:

ISLAND

Account: 696 Card: 1 of 1

Neighborhood 22 ISLAND

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

**Sale Data**  
 Sale Date 01/26/2023  
 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		Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit					
0.17	Acres-Rear Land 1	3,000.00		510	100%		510
Total Acres 0.17					Land Total		510
<b>Acpt Land</b>		500	<b>Accepted Bldg</b>	0	<b>Total</b>		500

PERRY  
 Name: CASSIDY, JOHN F IV  
 CASSIDY, DANA D

**Valuation Report**

12/13/2024

Page 56

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

<b>Land Description</b>						
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	136.00	1,147	100%		1,147
2.58	Acres-Hardwood	129.00	270	100%		270
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			128,237

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2021	0	Modern	Modern	Average	Typical	166,859	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		95%	100%	100%	158,516

**Acpt Land** 128,200 **Accepted Bldg** 158,500 **Total** 286,700



PERRY  
 Name: WARDLE, BRADLEY  
 STORY, STORY, SHANA

**Valuation Report**

12/13/2024  
 Page 57  
 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) 50 0 0 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	118,996

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	2018	160	D 100	1.976	Ava.	Phy	Func	Econ	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: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 58

Account: 904 Card: 1 of 1

Map/Lot:  
 Location:

002-015-003  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		124,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						124,900	

PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 59

Account: 896 Card: 1 of 1

Map/Lot:  
 Location:

002-015-004  
 CANNON HILL RD

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		129,100	<b>Accepted Bldg</b>		0	<b>Total</b>	129,100

PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 60

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		103,500	<b>Accepted Bldg</b>		0	<b>Total</b>	103,500

PERRY  
 Name: COLLARD, JOSEPH E  
 COLLARD, MICHELLE L

**Valuation Report**

12/13/2024

Page 61

Account: 894 Card: 1 of 1

Map/Lot:  
 Location:

002-015-006  
 CANNON HILL RD

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

PERRY  
 Name: BACA, GARY L  
 BACA, LOUISE M

**Valuation Report**

12/13/2024  
 Page 62  
 002-015-007  
 CANNON HILL RD

Account: 893 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 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		136,000	<b>Accepted Bldg</b>		0	<b>Total</b>	136,000

PERRY  
 Name: CARLE, KENNETH F III

**Valuation Report**

12/13/2024

Page 63

Account: 892 Card: 1 of 1

Map/Lot:  
 Location:

002-015-008  
 CANNON HILL RD

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		90,900	<b>Accepted Bldg</b>		0	<b>Total</b>	90,900

PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 64

Account: 890 Card: 1 of 1

Map/Lot:  
 Location:

002-015-009  
 CANNON HILL RD

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		16,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						16,200	



PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 65

Map/Lot:

002-015-010

Location:

CANNON HILL RD

Account: 891 Card: 1 of 1

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

		<b>Land Description</b>					
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
<b>Acpt Land</b>		18,700	<b>Accepted Bldg</b>		0	<b>Total</b>	18,700

PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 66

Account: 885 Card: 1 of 1

Map/Lot:  
 Location:

002-015-011  
 CANNON HILL RD

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		17,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						17,000	

PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 67

Map/Lot:  
 Location:

002-015-012  
 CANNON HILL RD

Account: 883 Card: 1 of 1

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		17,500	<b>Accepted Bldg</b>		0	<b>Total</b>	17,500

PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 68

Map/Lot:

002-015-013

Location:

CANNON HILL RD

Account: 882 Card: 1 of 1

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		16,800	<b>Accepted Bldg</b>		0	<b>Total</b>	16,800

PERRY  
 Name: ELIZAJOHN 8589, LLC

**Valuation Report**

12/13/2024

Page 69

Map/Lot:

002-015-014

Location:

CANNON HILL RD

Account: 881 Card: 1 of 1

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

		<b>Land Description</b>					
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		
<b>Accpt Land</b>		17,300	<b>Accepted Bldg</b>		0	<b>Total</b>	17,300

PERRY  
 Name: TURNER, DONALD M  
 TURNER, NATIVIDAD

**Valuation Report**

12/13/2024

Page 70

Account: 633 Card: 1 of 1

Map/Lot: 002-016  
 Location: 512 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

**Sale Data**

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

Sale Date 06/19/2023  
 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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	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: GROSS, LESLIE W

**Valuation Report**

12/13/2024

Page 71

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	Phy	Func	Econ	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

PERRY  
Name: GROSS, LESLIE

**Valuation Report**

12/13/2024

Page 72

Account: 204 Card: 1 of 1

Map/Lot:  
Location:

002-018  
OLD EASTPORT RD

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		6,400	<b>Accepted Bldg</b>		0	<b>Total</b>	6,400



PERRY  
 Name: CANDELMO, PASQUALE N  
 CANDELMO, GLORIA

**Valuation Report**

12/13/2024

Page 73

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

Neighborhood 16 OLD EASTPORT RD

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

**Sale Data**  
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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	54,652

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garae	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: PERRY, ANN

**Valuation Report**

12/13/2024

Page 75

PERRY, DAVID J II

Map/Lot:

003-001-001-001

Account: 864 Card: 1 of 1

Location:

BIRCH PT RD

Neighborhood 7 BIRCH PT RD

**Sale Data**

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

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

<b>Acpt Land</b>	54,200	<b>Accepted Bldg</b>	0	<b>Total</b>	54,200
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: PERRY, ANN  
 PERRY II, DAVID J

**Valuation Report**

12/13/2024  
 Page 76  
 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		50,500	<b>Accepted Bldg</b>		0	<b>Total</b>	50,500

PERRY  
 Name: PERRY, ANN  
 PERRY II, DAVID J

**Valuation Report**

12/13/2024  
 Page 77  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		47,200	<b>Accepted Bldg</b>		0	<b>Total</b>	47,200

PERRY  
 Name: PERRY, ANN  
 PERRY II, DAVID J

**Valuation Report**

12/13/2024

Page 78

Account: 936 Card: 1 of 1

Map/Lot:  
 Location:

003-001-001-004  
 BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

**Sale Data**  
 Sale Date 10/01/2002  
 Sale Price 49,000  
 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	
0.95	Acres-Ocean/Cove	50,000.00	48,734	100%		48,734	
Total Acres 0.95					Land Total	48,734	
<b>Acpt Land</b>		48,700	<b>Accepted Bldg</b>		0	<b>Total</b>	48,700

PERRY  
Name: PROBEERT, FOX

**Valuation Report**

12/13/2024

Page 79

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Accpt Land</b>		25,400	<b>Accepted Bldg</b>		23,800	<b>Total</b>		49,200	

PERRY  
 Name: SINGLETON, TERRY ANNE

**Valuation Report**

12/13/2024

Page 80

Map/Lot:

003-001-002

Location:

BIRCH POINT RD

Account: 937 Card: 1 of 1

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		92,500	<b>Accepted Bldg</b>		0	<b>Total</b>	92,500



PERRY  
 Name: DITCHFIELD, DANIEL M

**Valuation Report**

12/13/2024

Page 81

Map/Lot:

003-001-003

Location:

BIRCH POINT RD

Account: 908 Card: 1 of 1

Neighborhood 7 BIRCH PT RD

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

**Sale Data**  
 Sale Date 01/27/2022  
 Sale Price 61,000  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		62,200	<b>Accepted Bldg</b>		0	<b>Total</b>	62,200

PERRY  
 Name: PROBERT,KENNETH,GARRETT,CURTIS

**Valuation Report**

12/13/2024

Page 82

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

		<b>Land Description</b>					
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: FROST, GENEVA DUNCAN-

**Valuation Report**

12/13/2024

Page 83

Map/Lot:

003-003

Location:

BIRCH POINT RD

Account: 224 Card: 1 of 1

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
66.00	Acres-Softwood	136.00	7,271	100%		7,271	
72.00	Acres-Mixed Wood	165.00	9,623	100%		9,623	
Total Acres 138.00			Land Total		16,894		
<b>Acpt Land</b>		16,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						16,900	

PERRY  
 Name: MARTIGNETTI, JOHN  
 MARTIGNETTI, ELLEN  
 Account: 1029 Card: 1 of 1

**Valuation Report**

12/13/2024

Page 84

Map/Lot: 003-003-001-010  
 Location: BIRCH POINT RD

Neighborhood 7 BIRCH PT RD

**Sale Data**  
 Sale Date 05/07/2007  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Buyer  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		78,400	<b>Accepted Bldg</b>		0	<b>Total</b> 78,400	

PERRY  
 Name: KEMPER, BRYAN P  
 HONG, KEUM PYO

**Valuation Report**

12/13/2024

Page 85

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		101,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						101,700	

PERRY  
 Name: JOO, HELEN H 1/2  
 JOO, 1/2

**Valuation Report**

12/13/2024

Page 86

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		121,700	<b>Accepted Bldg</b>		0	<b>Total</b>	121,700

PERRY  
Name: MAINE, STATE OF

**Valuation Report**

12/13/2024

Page 87

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

PERRY  
Name: EARLEY, CHARLES

**Valuation Report**

12/13/2024

Page 88

Account: 744 Card: 1 of 1

Map/Lot: 003-005  
Location: ISLAND

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		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
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							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Value(Rcnld)</b>	
1997	0	Typical	Typical	Average	Typical	27,768	
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None	generator only	90%	100%	90%		22,555	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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: BESS, LISA

**Valuation Report**

12/13/2024

Page 89

003-006

Account: 441 Card: 1 of 1

Map/Lot:

Location:

LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

**Sale Data**

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

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 NEW HOUSE UNDER CONST  
Tran/Land/Bldg 9 0 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		no electricity..		95%	39%	86%	6,612

**Accpt Land** 30,200 **Accepted Bldg** 6,600 **Total** 36,800

PERRY  
Name: DIMAURO, JON

### Valuation Report

12/13/2024

Page 90

Map/Lot:

003-007

Account: 743 Card: 1 of 1

Location:

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

---

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		20,900	<b>Accepted Bldg</b>	0	<b>Total</b>	20,900

---

PERRY  
 Name: DIMAURO, JON F  
 BESS, LISA M

**Valuation Report**

12/13/2024

Page 91

Account: 835 Card: 1 of 1

Map/Lot:  
 Location:

003-008  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		23,700	<b>Accepted Bldg</b>		0	<b>Total</b>	23,700

PERRY  
Name: DIMAURO, JON F

### Valuation Report

12/13/2024

Page 92

003-009

Account: 693 Card: 1 of 1

Map/Lot:

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	
<b>Acpt Land</b>		23,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						23,600

PERRY  
 Name: DIMAURO, JON F  
 BESS, LISA M

**Valuation Report**

12/13/2024

Page 93

Map/Lot:

003-010

Account: 61 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		22,400	<b>Accepted Bldg</b>		0	<b>Total</b>	22,400

PERRY  
Name: DIMAURO, JON F

**Valuation Report**

12/13/2024

Page 94

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		23,700	<b>Accepted Bldg</b>	0	<b>Total</b>	23,700

PERRY  
 Name: DIMAURO, JON F  
 BESS, BESS,LISA

**Valuation Report**

12/13/2024

Page 95

Account: 322 Card: 1 of 1

Map/Lot:  
 Location:

003-012  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		25,000	<b>Accepted Bldg</b>		0	<b>Total</b>	25,000

PERRY  
 Name: POTTLE, THOMAS R  
 POTTLE, JOYCE M

**Valuation Report**

12/13/2024

Page 96

Account: 384 Card: 1 of 1

Map/Lot:  
 Location:

003-013  
 LEACH POINT RD OFF

Neighborhood 9 LEACH PT RD

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

**Sale Data**  
 Sale Date 06/01/2000  
 Sale Price 25,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 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	
<b>Acpt Land</b>		28,200	<b>Accepted Bldg</b>		0	<b>Total</b>	28,200



PERRY  
 Name: BESS, LISA M

**Valuation Report**

12/13/2024

Page 97

Map/Lot:

003-013-001

Location:

LEACH POINT RD OFF

Account: 990 Card: 1 of 1

Neighborhood 9 LEACH PT RD

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

**Sale Data**  
 Sale Date 12/07/2020  
 Sale Price 36,000  
 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 2

		<b>Land Description</b>				
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
<b>Acpt Land</b>		12,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						12,200

PERRY  
 Name: CLIFFORD, BETH E  
 HARRIMAN, PHILIP E

**Valuation Report**

12/13/2024

Page 98

Account: 93 Card: 1 of 1

Map/Lot:  
 Location:

003-014  
 188 LEACH PT RD

Neighborhood 9 LEACH PT RD

**Sale Data**

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

Sale Date 04/11/2023  
 Sale Price 175,000  
 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-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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
<b>Economic Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	
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: PERRY, TOWN OF  
 CEMETARY

**Valuation Report**

12/13/2024

Page 99

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		13,000	<b>Accepted Bldg</b>		0	<b>Total</b>	13,000

PERRY  
Name: ABRABEN, KEITH WAYNE

**Valuation Report**

12/13/2024

Page 100

Map/Lot: 003-016

Account: 445 Card: 1 of 1

Location: 175 LEACH PT RD

Neighborhood 9 LEACH PT RD

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

**Sale Data**  
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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	100% 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

PERRY  
 Name: HARRIMAN, PHILIP E  
 CLIFFORD, BETH E

**Valuation Report**

12/13/2024  
 Page 101  
 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	Phy	Func	Econ	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

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

PERRY  
 Name: BERRY, SUSAN M

**Valuation Report**

12/13/2024

Page 103

Map/Lot:

003-018

Location:

LEACH POINT RD

Account: 176 Card: 1 of 1

Neighborhood 9 LEACH PT RD

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

**Sale Data**  
 Sale Date 09/25/2020  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		51,000	<b>Accepted Bldg</b>		0	<b>Total</b>	51,000

PERRY  
 Name: NEUGUTH, CHRISTOPHER G  
 NEUGUTH, CATHERINE E

**Valuation Report**

12/13/2024

Page 104

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		51,000	<b>Accepted Bldg</b>		0	<b>Total</b>	51,000



PERRY  
 Name: BRADSHAW, CHIREEN MICHELLE  
 BRADSHAW, JONATHON BRUCE

**Valuation Report**

12/13/2024

Page 105

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
						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. %	Value(Rcnld)	
None	None	78%	90%	100%	22,291	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1965	147	SC100	849	Ava.	596
Outbuilding Total						596

**Acpt Land** 56,600 **Accepted Bldg** 22,900 **Total** 79,500

PERRY  
 Name: BRADSHAW, CHIREEN MICHELLE  
 BRADSHAW, JONATHON BRUCE  
 Account: 579 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 106  
 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. %	Value(Rcnld)	
None	None	92%	100%	100%	181,974	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	432	B 100	4.632	Ava.	92%	100%	100%	4.261
2S Frame Garage	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: BOOKER, ROBERT

**Valuation Report**

12/13/2024

Page 107

Map/Lot:

003-022

Location:

LEACH POINT RD

Account: 781 Card: 1 of 1

Neighborhood 9 LEACH PT RD

<b>Sale Data</b>	
Sale Date	01/24/2008
Sale Price	6,000
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 2

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		10,200	<b>Accepted Bldg</b>		0	<b>Total</b>	10,200

PERRY  
Name: ROSE, LISA

**Valuation Report**

12/13/2024

Page 108

Map/Lot:

003-023

Account: 627 Card: 1 of 1

Location:

164 LEACH PT RD

Neighborhood 9 LEACH PT RD

**Sale Data**

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

Sale Date 07/01/2023  
Sale Price 220,000  
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
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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100% 100%	66,092

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: HARRIMAN, PHILIP E  
 CLIFFORD, BETH E

**Valuation Report**

12/13/2024

Page 109

Account: 64 Card: 1 of 1

Map/Lot:  
 Location:

003-024  
 LEACH POINT RD

Neighborhood 9 LEACH PT RD

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

**Sale Data**  
 Sale Date 01/13/2022  
 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	
1.50	Acres-Misc (Fract)	12,000.00	14,697	100%		14,697	
Total Acres 1.50					Land Total	14,697	
<b>Acpt Land</b>		14,700	<b>Accepted Bldg</b>		0	<b>Total</b>	14,700

PERRY  
 Name: SPRAGUE, RAYMOND P  
 JACKSON, ALICE S

**Valuation Report**

12/13/2024

Page 110

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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		72,500	<b>Accepted Bldg</b>		0	<b>Total</b>	72,500

PERRY  
 Name: BESS, LISA M  
 DIMAURO, JON F

**Valuation Report**

12/13/2024  
 Page 111  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		24,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						24,300	

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

**Valuation Report**

12/13/2024

Page 112

Map/Lot:  
 Location:

003-026  
 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) Land Schedule 2

		<b>Land Description</b>				
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
<b>Acpt Land</b>		38,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						38,500



PERRY  
 Name: STRADE, CLIFFORD

**Valuation Report**

12/13/2024  
 Page 113  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	18,500

PERRY  
 Name: BOWEN, RICHARD W  
 BOWEN, RHONDA L

**Valuation Report**

12/13/2024

Page 114

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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
2016	0	Typical	Typical	Average	Typical		72,804
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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: BOWEN, BRENDA

**Valuation Report**

12/13/2024

Page 115

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
<b>Outbuilding Total</b>									<b>17,543</b>
<b>Accpt Land</b>			<b>0</b>	<b>Accepted Bldg</b>		<b>17,500</b>	<b>Total</b>		<b>17,500</b>

PERRY  
 Name: ODELL, MARTIN  
 ODELL, MANDY

**Valuation Report**

12/13/2024  
 Page 116  
 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 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	
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
<b>Outbuilding Total</b>									<b>17,539</b>
<b>Accpt Land</b>			<b>0</b>	<b>Accepted Bldg</b>		<b>17,500</b>	<b>Total</b>		<b>17,500</b>

PERRY  
Name: BOWEN, DALE

**Valuation Report**

12/13/2024

Page 117

Map/Lot:

003-026-D

Location:

12 KNOTA LN

Account: 1051 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

**Sale Data**  
Sale Date 04/01/2016  
Sale Price 0  
Sale Type Mobile Home  
Financing Unknown  
Verified Seller  
Validity Other Non Valid

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

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
<b>Outbuilding Total</b>									<b>14,569</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		14,600	<b>Total</b>		14,600

PERRY  
Name: BOWEN, BRIAN

### Valuation Report

12/13/2024

Page 118

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
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		15,000	<b>Total</b>			15,000	

PERRY  
Name: BOWEN, ROBERT

**Valuation Report**

12/13/2024

Page 119

Account: 1144 Card: 1 of 1

Map/Lot:  
Location:

003-026-F  
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
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		4,900	<b>Total</b>			4,900

PERRY  
 Name: MORRISON, GALE M  
 MORRISON, WENDY L

**Valuation Report**

12/13/2024

Page 120

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100%	100%	146,020

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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 Garae	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: MORRISON, WENDY  
 MORRISON, GALE

**Valuation Report**

12/13/2024  
 Page 121  
 003-027-001  
 CANNON HILL RD

Account: 1059 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 CANNON HILL RD

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

**Sale Data**  
 Sale Date 05/19/2018  
 Sale Price 6,800  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		19,700	<b>Accepted Bldg</b>		0	<b>Total</b>	19,700

PERRY  
Name: FRANKLAND, JEFFREY

**Valuation Report**

12/13/2024

Page 122

Account: 1050 Card: 1 of 1

Map/Lot:  
Location:

003-027-002  
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 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		19,700	<b>Accepted Bldg</b>	0	<b>Total</b>	19,700	

PERRY  
 Name: FOGG, GERTRUDE

**Valuation Report**

12/13/2024

Page 123

Map/Lot:

003-028

Location:

197 CANNON HILL RD

Account: 208 Card: 1 of 1

Neighborhood 6 CANNON HILL RD

**Sale Data**  
 Sale Date 09/10/2021  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

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

		<b>Land Description</b>					
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		
<b>Accpt Land</b>		15,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						15,200	

PERRY  
 Name: POTTER, ELISABETH

**Valuation Report**

12/13/2024  
 Page 124  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		11,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						11,300	

PERRY  
Name: SMITH, ROSELETA

**Valuation Report**

12/13/2024

Page 125

Map/Lot:

003-029

Account: 730 Card: 1 of 1

Location:

229 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

**Sale Data**

Zoning/Use Residential .  
Topography Above Street  
Utilities Drilled Well  
Street Gravel

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**

Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Percent Good	Value Rcnld
Hollv Park	M/H	1975								0
----- S O U N D V A L U E -----										0
Outbuilding Total										0

**Acpt Land** 15,000 **Accepted Bldg** 0 **Total** 15,000

PERRY  
 Name: LEFEVRE, EUGENE B

**Valuation Report**

12/13/2024

Page 126

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	
<b>Accpt Land</b>		57,300	<b>Accepted Bldg</b>		0	<b>Total</b>	57,300

PERRY  
 Name: MERRITHEW, EUGENE I

**Valuation Report**

12/13/2024

Page 127

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		13,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						13,400	

PERRY  
 Name: GEORGE, VINCENT Z  
 GEORGE, DARLA J

**Valuation Report**

12/13/2024

Page 128

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Softwood	136.00	1,652	100%		1,652
14.00	Acres-Mixed Wood	165.00	1,871	100%		1,871
Total Acres 29.00			Land Total			3,523
<b>Acpt Land</b>		3,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						3,500



PERRY  
 Name: GEORGE, VINCENT  
 GEORGE, DARLA

**Valuation Report**

12/13/2024

Page 129

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
20.00	Acres-Softwood	136.00	2,203	100%		2,203	
23.00	Acres-Mixed Wood	165.00	3,074	100%		3,074	
Total Acres 43.00			Land Total		5,277		
<b>Acpt Land</b>		5,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						5,300	

PERRY  
 Name: JACOBS, JAMES M  
 JACOBS, MARCIA L

**Valuation Report**

12/13/2024

Page 130

Account: 157 Card: 1 of 1

Map/Lot:  
 Location:

003-034  
 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

**Sale Data**  
 Sale Date 08/01/2000  
 Sale Price 15,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified .....  
 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 2

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		28,600	<b>Accepted Bldg</b>		0	<b>Total</b>	28,600

PERRY  
 Name: BOOKER, ROBERT  
 BOOKER, BRENDA

**Valuation Report**

12/13/2024

Page 131

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		Location		92%	100%	90%	130,809

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: HEALEY, MICHAEL P

**Valuation Report**

12/13/2024  
 Page 132  
 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 06/29/2023  
 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

		<b>Land Description</b>					
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		

---

<b>Acpt Land</b>	68,600	<b>Accepted Bldg</b>	0	<b>Total</b>	68,600
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: JONES, PAULA L  
 JONES, JEFFREY W

**Valuation Report**

12/13/2024

Page 133

Account: 27 Card: 1 of 1

Map/Lot:  
 Location:

003-035-001-001  
 11 Fiddler's Green

Neighborhood 9 LEACH PT RD

**Sale Data**

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

Sale Date 09/01/2023  
 Sale Price 256,000  
 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	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: HAMILTON, STEPHEN

**Valuation Report**

12/13/2024  
Page 134  
003-035-002  
91 LEACH PT RD

Account: 849 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 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					0
Bedrooms	3	Add Fixtures	0			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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1997	0	Typical	Typical	Good	Typical		169,379
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	93%	100%	100%			157,522

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	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**

12/13/2024

Page 135

Map/Lot:

003-035-003

Account: 850 Card: 1 of 1

Location:

103 LEACH POINT RD

Neighborhood 9 LEACH PT 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			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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	87,235

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	2023	148	C 100	2.268	Ava.	95%	100%	100%		2,155
Outbuilding Total										2,155

**Acpt Land**

82,800

**Accepted Bldg**

89,400

**Total**

172,200

PERRY  
 Name: PARKER, RAYMOND J  
 PARKER, JESSIE L

**Valuation Report**

12/13/2024

Page 136

Account: 851 Card: 1 of 1

Map/Lot:  
 Location:

003-035-004  
 121 LEACH PT RD

Neighborhood 8 LINCOLN COVE RD

**Sale Data**

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

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		Location		94%	100%	90%
						216,579

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	126	B 110	1.546	Ava.	94%	100%	90%	1.308
Wood Deck	2006	400	B 110	4.743	Ava.	94%	100%	90%	4.012
Patio	2006	400	B 110	4.812	Ava.	94%	100%	90%	4.071
Frame Garage	2006	583	B 110	19.119	Ava.	94%	100%	90%	16.175
Unfin Basement	2006	583	B 110	7.380	Ava.	94%	100%	90%	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**

12/13/2024  
 Page 137  
 003-035-005  
 137 LEACH PT RD

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**

12/13/2024

Page 138

Account: 853 Card: 1 of 1

Map/Lot:  
 Location:

003-035-006  
 147 LEACH PT RD

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**

12/13/2024

Page 139

Account: 854 Card: 1 of 1

Map/Lot:  
 Location:

003-035-007  
 151 LEACH PT RD

Neighborhood 9 LEACH PT RD

**Sale Data**

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

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		Location		92%	100%	90%	150,083

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			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**

12/13/2024  
 Page 140  
 003-035-008  
 129 LEACH POINT RD

Account: 855 Card: 1 of 1

Map/Lot:  
 Location:

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 HOUSE PERMIT  
 Tran/Land/Bldg 9 0 0  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) Land Schedule 2

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		76,400	<b>Accepted Bldg</b>		0	<b>Total</b>	76,400

PERRY  
Name: DUNNE, NONA-KERRY

**Valuation Report**

12/13/2024

Page 141

Map/Lot:

003-036

Account: 848 Card: 1 of 1

Location:

75 LEACH PT RD

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		Total
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									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						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: LADRIGAN, DANIEL W  
 LADRIGAN, MARCIA ANNE

**Valuation Report**

12/13/2024  
 Page 142  
 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	
<b>Acpt Land</b>		3,800	<b>Accepted Bldg</b>		0	<b>Total</b>	3,800

PERRY  
 Name: ROBINSON, TIMOTHY J  
 STANLEY, KATHLEEN S

**Valuation Report**

12/13/2024

Page 143

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	100%	83,917

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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: FRANCIS, DOROTHY A

**Valuation Report**

12/13/2024

Page 144

Map/Lot:

003-038

Account: 70 Card: 1 of 1

Location:

12 LEACH PT RD

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							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	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: BROWN, JASON M  
 BROWN, NATALIE R

**Valuation Report**

12/13/2024

Page 145

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: GEORGE, VINCENT Z  
 GEORGE, DARLA J

**Valuation Report**

12/13/2024

Page 146

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		87%	90%	100%
						Value 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: GEORGE, VINCENT D  
 GEORGE, DARLA J

**Valuation Report**

12/13/2024

Page 147

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	136.00	2,203	100%		2,203	
20.00	Acres-Mixed Wood	165.00	2,673	100%		2,673	
Total Acres 40.00			Land Total		4,876		

---

<b>Acpt Land</b>	4,900	<b>Accepted Bldg</b>	0	<b>Total</b>	4,900
------------------	-------	----------------------	---	--------------	-------

PERRY  
Name: POTTLE, THOMAS

**Valuation Report**

12/13/2024

Page 148

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	136.00	1,102	100%		1,102
5.00	Acres-Hardwood	129.00	522	100%		522
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 18.00			Land Total			23,524

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			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			86%	100%	100%	114,117

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1986	192	C 100	1.786	Ava.	86%	100%	100%	1,536	
Railroad Car/Box	2021	1	C 100	1.200	Good	95%	100%	100%	1,140	
Outbuilding Total									2,676	

**Acpt Land** 23,500 **Accepted Bldg** 116,800 **Total** 140,300

PERRY  
 Name: KEELER, PHILIP T  
 KEELER, MARY LOUISE

**Valuation Report**

12/13/2024

Page 149

Account: 323 Card: 1 of 1

Map/Lot:  
 Location:

003-043  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		17,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						17,600

PERRY  
Name: DEWITT, DAVID W SR

**Valuation Report**

12/13/2024

Page 150

Map/Lot: 003-043-001  
Location: 459 CANNON HILL RD

Account: 436 Card: 1 of 1

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
1980	0	Old Type	Old Type	Fair	Typical			40,760
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None			72%	94%	100%	27,586	

<b>Outbuildings/Additions/Improvements</b>									
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: YANG, TINA

**Valuation Report**

12/13/2024

Page 151

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		22,500	<b>Accepted Bldg</b>		0	<b>Total</b>	22,500

PERRY  
Name: BAXTER, MARY D

**Valuation Report**

12/13/2024

Page 152

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**

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

**Valuation Report**

12/13/2024

Page 153

Map/Lot:

004-001

Account: 546 Card: 1 of 1

Location:

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		160,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						160,800	

PERRY  
 Name: PASSAMAQUODDY WILD BLUEBERRY

**Valuation Report**

12/13/2024

Page 154

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
									<b>Outbuilding Total</b>	<b>1,493</b>
<b>Acpt Land</b>			<b>0</b>	<b>Accepted Bldg</b>		<b>1,500</b>	<b>Total</b>		<b>1,500</b>	

PERRY  
Name: TROTT, JULIA

**Valuation Report**

12/13/2024

Page 155

Map/Lot:

004-001-B

Account: 866 Card: 1 of 1

Location:

159 CANNON HILL RD

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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Outbuilding Total</b>									<b>21,924</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		21,900	<b>Total</b>		21,900

**Valuation Report**

Account: 1113 Card: 1 of 1

Location: 141 CANNON HILL RD

Neighborhood 6 CANNON HILL RD

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

**Sale Data**  
 Sale Date 04/01/2016  
 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

Description	Outbuildings/Additions/Improvements				RCN	Cond	Percent Good			Value Rcnld
	Year	Units	Grade				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
<b>Outbuilding Total</b>										<b>22,777</b>

<b>Accpt Land</b>	0	<b>Accepted Bldg</b>	22,800	<b>Total</b>	22,800
-------------------	---	----------------------	--------	--------------	--------

PERRY  
Name: BASSETT, JOSEPH

**Valuation Report**

12/13/2024

Page 157

Map/Lot:

004-001-D

Account: 1114 Card: 1 of 1

Location:

206 CANNON HILL RD

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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Poor	Typical	85,179
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Delapidation		None		73%	50%	100%
<b>Accpt Land</b>		0	<b>Accepted Bldg</b>		31,100	<b>Total</b>
						31,100

PERRY  
 Name: MCPHAIL, ANGUS B

**Valuation Report**

12/13/2024

Page 158

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
55.00	Acres-Softwood	136.00	6,059	100%		6,059	
5.00	Acres-Hardwood	129.00	522	100%		522	
Total Acres 60.00			Land Total		6,581		
<b>Acpt Land</b>		6,600	<b>Accepted Bldg</b>		0	<b>Total</b> 6,600	

Account: 448 Card: 1 of 1

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							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Typical	Typical	Average	Typical	124,524	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	108,336

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value 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: JAMIESON, ADDISON

**Valuation Report**

12/13/2024

Page 160

Map/Lot:

004-002-003

Account: 1174 Card: 1 of 1

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

---

**Sale Data**

Sale Date 01/03/2024  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Zoning/Use Rural.....  
Topography  
Utilities  
Street Street Surface

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

---

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.40	Acres-Rear Land 4	1,000.00	4,400	100%	Unimproved	4,400	
Total Acres 4.40					Land Total	4,400	
<b>Acpt Land</b>		4,400	<b>Accepted Bldg</b>		0	<b>Total</b>	4,400

---



PERRY  
Name: ALBURY, MICHAEL E

**Valuation Report**

12/13/2024

Page 161

Map/Lot: 004-002-003-001  
Location: 463 OLD EASTPORT RD

Account: 223 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 08/21/2023  
Sale Price 340,000  
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: TRACY, LILLIAN

**Valuation Report**

12/13/2024

Page 162

Account: 1173 Card: 1 of 1

Map/Lot:  
Location:

004-002-003-002  
OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .  
Topography  
Utilities  
Street Street Surface

**Sale Data**  
Sale Date 12/01/2023  
Sale Price 0  
Sale Type  
Financing  
Verified  
Validity

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value		
0.40	Acres-Rear Land 1	3,000.00	1,200	100%	Unimproved	1,200	
Total Acres 0.40			Land Total			1,200	
<b>Acpt Land</b>		1,200	<b>Accepted Bldg</b>		0	<b>Total</b>	1,200

PERRY  
Name: FROST, PAULA

**Valuation Report**

12/13/2024

Page 163

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		21,500	<b>Accepted Bldg</b>		42,700	<b>Total</b>		64,200	

PERRY  
Name: TRACY, LILLIAN

**Valuation Report**

12/13/2024  
Page 164  
004-002-005  
479 OLD EASTPORT RD

Account: 1017 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 10/30/2015  
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 0 Y Coordinate 0  
Exemption(s) Land Schedule 2

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Accpt Land</b>		26,000	<b>Accepted Bldg</b>		7,600	<b>Total</b>		33,600		

PERRY  
Name: MCPHAIL, JESSE

**Valuation Report**

12/13/2024

Page 165

Map/Lot:

004-002-001

Location:

45 CANNON HILL RD

Account: 1079 Card: 1 of 1

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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
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 Garage	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: POHLMAN, JOHN W  
 POHLMAN, CHARMIENOE H  
 Account: 461 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 166  
 004-003+005  
 476 OLD EASTPORT RD

Map/Lot:  
 Location:

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

<b>Land Description</b>						
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	2,940	100%		2,940
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			51,544

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Acpt Land</b>		51,500	<b>Accepted Bldg</b>		21,100	<b>Total</b>			72,600	

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

<b>Land Description</b>						
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						Land Total 21,045

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Fair	Typical	68,547
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		Location		67%	71%	100%
						32,608

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	1969	240	D 100	2.631	Fair	1.252
One Storv Frame	1969	240	D 100	4.157	Fair	1.977
Encl Frame Porch	1969	90	D 100	1.374	Fair	654
Frame Shed	2018	360	D 100	3.652	Ava.	3.469
Outbuilding Total						7,352

**Acpt Land** 21,000 **Accepted Bldg** 40,000 **Total** 61,000

PERRY  
 Name: REGAN, KENNETH P  
 REGAN, LAURIE J

**Valuation Report**

12/13/2024

Page 168

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	Value(Rcnld)	
None	None	None	None	75%	94%	100%	64,468

Functional Obsolescence							Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None							None						
<b>Outbuildings/Additions/Improvements</b>											Percent Good		Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ					
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: TROTT, MARY DELIA  
 LIFE ESTATE

**Valuation Report**

12/13/2024

Page 169

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**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>
1999	0	Typical	Typical	Average	Typical	83,356
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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: PATRYN, JACOB  
 FOGG, MORGAN-LEA

**Valuation Report**

12/13/2024

Page 170

Account: 1121 Card: 1 of 1

Map/Lot:  
 Location:

004-005-1  
 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data	
Sale Date	09/19/2022
Sale Price	29,000
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	
1.05	Acres-Ocean --	55,000.00	56,358	50%	Unimproved	28,179	
Total Acres 1.05			Land Total		28,179		
<b>Acpt Land</b>		28,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						28,200	

PERRY  
 Name: ST PIERRE, TED R  
 ST PIERRE, YUN OUK  
 Account: 172 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 171  
 004-007+008  
 OLD EASTPORT RD

Map/Lot:  
 Location:

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
52.00	Acres-Softwood	136.00	5,728	100%		5,728	
54.00	Acres-Mixed Wood	165.00	7,217	100%		7,217	
9.00	Acres-Hardwood	129.00	940	100%		940	
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		42,529		

---

<b>Accpt Land</b>	42,500	<b>Accepted Bldg</b>	0	<b>Total</b>	42,500
-------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: CLOSSEY, ROBERT W

**Valuation Report**

12/13/2024

Page 172

Map/Lot:

004-009

Location:

OLD EASTPORT RD

Account: 721 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

<b>Sale Data</b>	
Sale Date	01/01/1996
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		42,800	<b>Accepted Bldg</b>		0	<b>Total</b>	42,800

PERRY  
Name: SMITH, ERNEST JR

**Valuation Report**

12/13/2024  
Page 173  
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		75%	66%	100%	34,832
<b>Acpt Land</b>		48,500	<b>Accepted Bldg</b>		34,800	<b>Total</b>	83,300

PERRY  
Name: SMITH, ERNEST JR

**Valuation Report**

12/13/2024  
Page 174  
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		40%	89%	100%	18,903

**Acpt Land** 26,700 **Accepted Bldg** 18,900 **Total** 45,600

PERRY  
 Name: PERRY,TOWN OF

**Valuation Report**

12/13/2024

Page 175

Map/Lot:

004-010-2

Location:

SMITH LN

Account: 1148 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

<b>Sale Data</b>	
Sale Date	07/02/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

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

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

		<b>Land Description</b>				
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

<b>Acpt Land</b>	152,700	<b>Accepted Bldg</b>	0	<b>Total</b>	152,700
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: TROTT, SHIRL H JR  
 TROTT SR, DEVISEES OF SHIRL H  
 Account: 788 Card: 1 of 2

**Valuation Report**

12/13/2024  
 Page 176  
 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			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			50%	95%	100%	33,339

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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**

12/13/2024  
 Page 177  
 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(Rcnd)	
Incomplete	None	82%	56%	100%	44,841	
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		44,800	<b>Total</b> 44,800

PERRY  
Name: TROTT, SHIRL H JR  
TROTT SR, DEVISEES OF SHIRL H  
Account: 788

**Valuation Report**

12/13/2024  
Page 178  
004-011  
OLD EASTPRT RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	190,100	41,900	232,000	190,100	41,900	232,000
2	0	44,800	44,800	0	44,800	44,800
<b>TOTAL</b>	190,100	86,700	276,800	190,100	86,700	276,800

PERRY  
 Name: TROTT, CALEB S

**Valuation Report**

12/13/2024

Page 179

Map/Lot:

004-012

Location:

OLD EASTPORT RD

Account: 785 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

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

**Sale Data**  
 Sale Date 05/22/2014  
 Sale Price 5,000  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		20,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						20,500	

PERRY  
Name: MITCHELL, ALICIA

**Valuation Report**

12/13/2024

Page 180

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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: TROTT, SHIRL H

**Valuation Report**

12/13/2024

Page 181

Map/Lot:

004-014

Location:

9 SMALL LN

Account: 719 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

**Sale Data**  
 Sale Date 11/25/2003  
 Sale Price 5,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Zoning/Use Residential .  
 Topography Above Street  
 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	
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
<b>Accpt Land</b>		7,300	<b>Accepted Bldg</b>		0	<b>Total</b>	7,300

PERRY  
Name: NEWMAN, WANDA

**Valuation Report**

12/13/2024

Page 182

Map/Lot:

004-015

Account: 783 Card: 1 of 1

Location:

4 SMALL LN

Neighborhood 16 OLD EASTPORT RD

**Sale Data**

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

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**

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	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**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1941	0	Typical	Typical	Below Average	Typical	56,192	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: BUBIER, THOMAS

**Valuation Report**

12/13/2024  
Page 183  
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					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		82,381
1960	1984	Old Type	Old Type	Poor			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
Delapidation	None		53%	22%	100%	9,606	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1960	232	E 100	2.450	Poor	Phy	Func	Econ	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: TROTT, SHIRL H JR  
 TROTT SR, DEVISEES OF SHIRL H  
 Account: 789 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 184  
 004-016  
 TROTT LN

Map/Lot:  
 Location:

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		39,200	<b>Accepted Bldg</b>		0	<b>Total</b>	39,200



PERRY  
 Name: MERCIER, WILLIAM  
 MERCIER, JOYCE N

**Valuation Report**

12/13/2024

Page 185

Map/Lot:

004-017

Account: 468 Card: 1 of 1

Location:

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
26.00	Acres-Softwood	136.00	2,864	100%		2,864	
5.00	Acres-Hardwood	129.00	522	100%		522	
2.00	Acres-Wasteland	120.00	240	100%		240	
Total Acres 33.00			Land Total		3,626		
<b>Accpt Land</b>		3,600	<b>Accepted Bldg</b>		0	<b>Total</b>	
						3,600	

PERRY  
 Name: MERCIER, WILLIAM  
 MERCIER, JOYCE N

**Valuation Report**

12/13/2024

Page 186

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acres-Softwood	136.00	1,873	100%		1,873
25.00	Acres-Mixed Wood	165.00	3,341	100%		3,341
8.00	Acres-Hardwood	129.00	836	100%		836
Total Acres 50.00			Land Total			6,050
<b>Acpt Land</b>		6,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						6,100

PERRY  
 Name: DANA, NICOLE R  
 DANA, RALPH E

**Valuation Report**

12/13/2024

Page 187

Account: 169 Card: 1 of 1

Map/Lot:  
 Location:

004-019  
 274 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data	
Sale Date	07/20/2022
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

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
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	Value Rcnld
Open Frame Porch	1991	724	B 100	7.184	Ava.	6.322
2S Frame Garage	2004	616	B 100	25.556	Ava.	16.867
Finished Attic	2004	616	B 100	10.630	Ava.	7.016
Encl Frame Porch	2004	48	B 100	1.558	Ava.	1.371
Outbuilding Total						31,576

**Acpt Land** 33,500 **Accepted Bldg** 205,500 **Total** 239,000

PERRY  
 Name: DORE, ROBERT S  
 DORE, BARBARA

**Valuation Report**

12/13/2024

Page 188

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 GARAGE UNDER CONST  
 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
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)	
None	None	89%	100%	100%	126,076	

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** 127,700 **Total** 154,200

PERRY  
Name: DORE, STEFANSON J

**Valuation Report**

12/13/2024

Page 189

Account: 902 Card: 1 of 1

Map/Lot: 004-020-001  
Location: 265 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

**Sale Data**

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

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 GARAGE HALF DONE  
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
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 Rcnld
						Phy	Func	Econ	
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
Frame Garaae	2023	504	A 100	18.844	Ava.	95%	50%	100%	8.951
Outbuilding Total									36,643

**Acpt Land** 18,100 **Accepted Bldg** 36,600 **Total** 54,700

PERRY  
 Name: DORE, ROBERT S  
 DORE, BARBARA

**Valuation Report**

12/13/2024

Page 190

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		13,800	<b>Accepted Bldg</b>		0	<b>Total</b>	13,800

PERRY  
 Name: MITCHELL, JAMES R III  
 MITCHELL, SHERIE III

**Valuation Report**

12/13/2024

Page 191

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 Storv 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 Storv 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: HORN TRIP PROPERTIES LLC

**Valuation Report**

12/13/2024

Page 192

Map/Lot: 004-021-001-001  
Location: 236 OLD EASTPORT RD

Account: 301 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

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

**Sale Data**  
Sale Date 03/28/2024  
Sale Price 225,000  
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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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: SMITH, LISA M  
 SMITH, JEFFREY J

**Valuation Report**

12/13/2024

Page 193

Account: 1076 Card: 1 of 1

Map/Lot:  
 Location:

004-021-002  
 OLD EASTPORT RD

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
7.50	Acres-Rear Land 2	450.00	3,375	100%		3,375
Total Acres 8.50			Land Total			52,875

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
<b>Acpt Land</b>		52,900	<b>Accepted Bldg</b>		3,000	<b>Total</b>		55,900	

PERRY  
Name: DORE, ROBERT

**Valuation Report**

12/13/2024  
Page 194

Account: 1172 Card: 1 of 1

Map/Lot: 004-021-003  
Location: OLD EASTPORT ROAD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .  
Topography  
Utilities  
Street Street Surface

**Sale Data**  
Sale Date 03/28/2024  
Sale Price 5,000  
Sale Type Land Only  
Financing Unknown  
Verified Buyer  
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	
4.50	Acres-Rear Land 1	3,000.00	13,500	70%	Unimproved	9,450	
Total Acres 4.50			Land Total		9,450		
<b>Acpt Land</b>		9,500	<b>Accepted Bldg</b>		0	<b>Total</b>	9,500

PERRY  
Name: DORE, DEVON D

**Valuation Report**

12/13/2024

Page 195

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) 4 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
0.40	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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		83%	100%	100%	90,194

**Acpt Land** 26,700 **Accepted Bldg** 90,200 **Total** 116,900

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

**Valuation Report**

12/13/2024

Page 196

Map/Lot:

004-023

Location:

OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Sale Data	
Sale Date	12/28/2016
Sale Price	33,000
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	
1.00	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		
<b>Acpt Land</b>		35,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						35,800	

PERRY  
Name: KENDALL, DAVID B

**Valuation Report**

12/13/2024

Page 197

Map/Lot:

004-024

Location:

OLD EASTPORT RD

Account: 330 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

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

**Sale Data**  
Sale Date 05/21/2021  
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	
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		

<b>Acpt Land</b>	53,000	<b>Accepted Bldg</b>	0	<b>Total</b>	53,000
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: KENDALL, GERALDINE M

**Valuation Report**

12/13/2024

Page 198

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	100%	100%
						<b>Value(Rcnld)</b>
						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

<b>Acpt Land</b>	39,100	<b>Accepted Bldg</b>	74,000	<b>Total</b>	113,100
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: BASSETT, AMKUWIPOSOHEHS J  
 BASSETT, NATALIE D  
 Account: 273 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 199  
 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	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Bav Window	1998	74	C 100	3.377	Ava.	91%	100%	100%	3.073
Open Frame Porch	1998	736	C 100	5.839	Ava.	91%	100%	100%	5.313
Open Frame Porch	1998	108	E 100	492	Ava.	91%	100%	100%	448
Frame Shed	1998	70	E 100	745	Fair	80%	100%	100%	596
Outbuilding Total									9,430

**Acpt Land** 47,200 **Accepted Bldg** 217,500 **Total** 264,700

PERRY  
 Name: SEGIEN, VANESSA

**Valuation Report**

12/13/2024  
 Page 200  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		28,800	<b>Accepted Bldg</b>		0	<b>Total</b>	28,800



PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 201  
 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		94,000	<b>Accepted Bldg</b>		0	<b>Total</b>	94,000

PERRY  
 Name: BEDARD, MARILYN F, TRUSTEE

**Valuation Report**

12/13/2024

Page 202

Account: 155 Card: 1 of 1

Map/Lot: 004-030  
 Location: 285 COUNTY RD

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Outbuilding Total</b>									<b>360</b>	
<b>Accpt Land</b>		48,500	<b>Accepted Bldg</b>		400	<b>Total</b>		48,900		

PERRY  
Name: ALTVATER, KIRK JAY

**Valuation Report**

12/13/2024

Page 203

Map/Lot:

004-031

Account: 9 Card: 1 of 1

Location:

317 COUNTY RD

Neighborhood 17 ROUTE 190

**Sale Data**

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

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	100%	130,568

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhano	1998	46	C 110	1.069	Ava.	91%	100%	100%	973
Wood Deck	1998	500	C 110	4.675	Ava.	91%	100%	100%	4,254
Frame Shed	1998	120	C 110	2.201	Ava.	91%	100%	100%	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**

12/13/2024  
 Page 204  
 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		

<b>Acpt Land</b>	45,900	<b>Accepted Bldg</b>	0	<b>Total</b>	45,900
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: LONGFELLOW, GERARDA A  
 LONGFELLOW, DALE E  
 Account: 986 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 205  
 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

<b>Acpt Land</b>	37,800	<b>Accepted Bldg</b>	177,300	<b>Total</b>	215,100
------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 206

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		108,200	<b>Accepted Bldg</b>	0	<b>Total</b>	108,200	

PERRY  
Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
Page 207  
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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		10,800	<b>Accepted Bldg</b>	0	<b>Total</b>	10,800	

PERRY  
 Name: ALTVATER, CHRIS  
 LONGFELLOW, DALE E  
 Account: 174 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 208  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		114,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						114,300	



PERRY  
 Name: ALTVATER,CHRISTOHER,;KIRK  
 MORANG,JUDITH, BASSETT, LISA ET ALS  
 Account: 1093 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 209  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		114,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						114,300	

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. %	Value(Rcnld)	
None	None	65%	95%	100%	57,486	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1900	192	C 100	1.786	Ava.	65%	95%	100%		1,103
Outbuilding Total										1,103

<b>Acpt Land</b>	26,900	<b>Accepted Bldg</b>	58,600	<b>Total</b>	85,500
------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: ALTVATER, MARGARET CATHERINE

**Valuation Report**

12/13/2024

Page 211

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		20,600	<b>Accepted Bldg</b>		10,700	<b>Total</b>		31,300	

PERRY  
 Name: MAINE COAST HERITAGE TRUST

**Valuation Report**

12/13/2024

Page 212

Map/Lot:

005-002

Account: 717 Card: 1 of 1

Location:

OLD COUNTY RD

Neighborhood 23 OLD COUNTY RD

**Sale Data**

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

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: KIMBALL, MATTHEW  
 COLLINS, COLLINS, ERIN

**Valuation Report**

12/13/2024  
 Page 213  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		12,900	<b>Accepted Bldg</b>		0	<b>Total</b>	12,900

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	1,470	100%		1,470
22.00	Acres-Hardwood	129.00	2,299	100%		2,299
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			85,915

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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** 85,900 **Accepted Bldg** 368,900 **Total** 454,800

Neighborhood 5	ROUTE 1	<b>Sale Data</b>	
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						
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	

<b>Outbuildings/Additions/Improvements</b>						
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

<b>Acpt Land</b>	37,400	<b>Accepted Bldg</b>	250,600	<b>Total</b>	288,000
------------------	--------	----------------------	---------	--------------	---------

Account: 1135 Card: 1 of 1

Location: 76 SWEET HAVEN LN

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 03/17/2021  
Sale Price 217,600  
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
0.70	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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		93%	100%	100%
						<b>Value(Rcnld)</b>
						116,544

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
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

<b>Acpt Land</b>	28,100	<b>Accepted Bldg</b>	121,000	<b>Total</b>	149,100
------------------	--------	----------------------	---------	--------------	---------



PERRY  
 Name: GIERO, RICHARD A  
 GIERO, PATRICIA

**Valuation Report**

12/13/2024

Page 217

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
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: MAHAR, STEPHEN A  
 MAHAR, ERIN M

**Valuation Report**

12/13/2024  
 Page 218  
 005-005  
 US RTE ONE

Account: 642 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 ROUTE 1

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

**Sale Data**  
 Sale Date 07/23/2011  
 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

		<b>Land Description</b>					
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	

<b>Acpt Land</b>	62,600	<b>Accepted Bldg</b>	0	<b>Total</b>	62,600
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: KNOWLTON, JOHN

**Valuation Report**

12/13/2024  
Page 219  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>					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
<b>Outbuilding Total</b>									<b>10,557</b>
<b>Acpt Land</b>		23,200	<b>Accepted Bldg</b>		10,600	<b>Total</b>			<b>33,800</b>

PERRY  
 Name: PULLIAM, TIMOTHY J  
 PULLIAM, DEAYDRE LEA

**Valuation Report**

12/13/2024  
 Page 220  
 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		
<b>Acpt Land</b>		30,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						30,500	

PERRY  
Name: FURROW, CRAIG M

**Valuation Report**

12/13/2024  
Page 221  
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	
<b>Accpt Land</b>		46,100	<b>Accepted Bldg</b>		0	<b>Total</b>	46,100

PERRY  
 Name: MACMASTER, PAMELA J

**Valuation Report**

12/13/2024

Page 222

Account: 875 Card: 1 of 1

Map/Lot:  
 Location:

005-005-001-004  
 OGDEN DRIVE

Neighborhood 23 OLD COUNTY RD

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

**Sale Data**  
 Sale Date 08/04/2021  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		35,500	<b>Accepted Bldg</b>		0	<b>Total</b>	35,500

PERRY  
 Name: INNIS, ANGELA  
 INNIS, JAMES R

**Valuation Report**

12/13/2024  
 Page 223  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		35,400	<b>Accepted Bldg</b>		0	<b>Total</b>	35,400

PERRY  
Name: CLARK, DANIEL A

**Valuation Report**

12/13/2024  
Page 224  
005-005-001-006  
OGDEN DRIVE

Account: 877 Card: 1 of 1 Map/Lot: Location:

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2019	0	Old Type	Old Type	Poor	Inadeq.	31,733	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		75%	89%	100%	21,182

<b>Outbuildings/Additions/Improvements</b>										
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: OGDEN, JOSHUA D

**Valuation Report**

12/13/2024

Page 225

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		
<b>Accpt Land</b>		39,000	<b>Accepted Bldg</b>		0	<b>Total</b>	39,000

PERRY  
 Name: ST LAURENT, JAMES M  
 ST LAURENT, LINDA D

**Valuation Report**

12/13/2024  
 Page 226  
 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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
29.00	Acres-Mixed Wood	165.00	3,876	100%		3,876
Total Acres 29.00			Land Total			3,876
<b>Acpt Land</b>		3,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						3,900

PERRY  
Name: KNOWLTON, JOHN

**Valuation Report**

12/13/2024

Page 227

Map/Lot:

005-007

Location:

303 US RTE ONE

Account: 575 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

**Sale Data**  
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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1942	952	C 100	20.174	Ava.	70%	100%	100%	14,122	
Outbuilding Total									14,122	
<b>Accpt Land</b>		32,000	<b>Accepted Bldg</b>		14,100	<b>Total</b>		46,100		

PERRY  
 Name: KNOWLTON, JOHN

**Valuation Report**

12/13/2024

Page 228

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		24,300	<b>Accepted Bldg</b>		0	<b>Total</b>	24,300

PERRY  
 Name: ST LAURENT, JAMES M  
 ST LAURENT, LINDA D  
 Account: 287 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 229  
 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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
30.00	Acres-Mixed Wood	165.00	4,010	100%		4,010	
Total Acres 30.00					Land Total	4,010	
<b>Acpt Land</b>		4,000	<b>Accepted Bldg</b>		0	<b>Total</b>	4,000

PERRY  
 Name: MAINE COAST HERITAGE TRUST

**Valuation Report**

12/13/2024  
 Page 230  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		32,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						32,800	

PERRY  
Name: PILEGGI, JOHN

**Valuation Report**

12/13/2024  
Page 231  
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: MAINE COAST HERITAGE TRUST

**Valuation Report**

12/13/2024  
 Page 232  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		16,000	<b>Accepted Bldg</b>		0	<b>Total</b>	16,000



PERRY  
Name: LARSON, GLEN GARY

**Valuation Report**

12/13/2024

Page 233

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		13,100	<b>Accepted Bldg</b>		0	<b>Total</b>	13,100

PERRY  
 Name: LARSON, FREDERICK A & NORMA  
 JORGENSEN, KATHLEEN E

**Valuation Report**

12/13/2024

Page 234

Account: 358 Card: 1 of 1

Map/Lot:  
 Location:

005-012-1  
 BURBY RD

Neighborhood 10 BURBY RD

**Sale Data**

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

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

<b>Acpt Land</b>	12,000	<b>Accepted Bldg</b>	0	<b>Total</b>	12,000
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: ST LAURENT, JAMES M  
 ST LAURENT, LINDA D  
 Account: 286 Card: 1 of 2

**Valuation Report**

12/13/2024  
 Page 235  
 005-013  
 7 MCBRIDE RD

Map/Lot:  
 Location:

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

<b>Land Description</b>						
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	136.00	2,974	90%		2,677
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 33.00			Land Total			141,577

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	256,056
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		85%	100%	100%
						217,648

<b>Outbuildings/Additions/Improvements</b>						
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** 141,600 **Accepted Bldg** 268,700 **Total** 410,300

PERRY  
Name: ST LAURENT, JAMES M  
ST LAURENT, LINDA D

**Valuation Report**

12/13/2024  
Page 236  
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**

12/13/2024  
Page 237  
005-013  
17 McBride Rd

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	141,600	268,700	410,300	141,600	268,700	410,300
2	0	0	0	0	0	0
<b>TOTAL</b>	141,600	268,700	410,300	141,600	268,700	410,300

PERRY  
Name: KNOWLTON, JOHN

**Valuation Report**

12/13/2024  
Page 238  
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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		58,000	<b>Accepted Bldg</b>		0	<b>Total</b>	58,000

Account: 346 Card: 1 of 1

Map/Lot: 005-014  
Location: 335 US RTE ONE

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
Zoning/Use	Residential .	Sale Date 03/01/1999
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) 50 0 0 Land Schedule 2

<b>Land Description</b>		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Typical</b>			97,999
1915	2004	Typical	Typical	Average				
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None		65%	95%	100%	60,514		

<b>Outbuildings/Additions/Improvements</b>					<b>Percent Good</b>			<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1915	80	C 100	768	Ava.	65%	95%	100%
One Storv Frame	1915	64	C 100	1.352	Ava.	65%	95%	100%
Frame Shed	1915	64	C 100	1.429	Ava.	65%	95%	100%
Frame Garage	1915	952	C 100	20.174	Ava.	65%	110%	100%
Frame Shed	1915	264	D 100	2.848	Ava.	65%	100%	100%
Outbuilding Total								18,467

<b>Acpt Land</b>	27,200	<b>Accepted Bldg</b>	79,000	<b>Total</b>	106,200
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: KNOWLTON, JOHN

**Valuation Report**

12/13/2024  
Page 240  
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
						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							Total
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



PERRY  
 Name: KNOWLTON, JOHN E  
 TAYLOR, TERRI L

**Valuation Report**

12/13/2024

Page 241

Account: 339 Card: 1 of 1

Map/Lot:  
 Location:

005-015  
 317 US RTE ONE

Neighborhood 5 ROUTE 1

**Sale Data**

Zoning/Use Residential .  
 Topography Level  
 Utilities NoneSeptic System  
 Street Paved

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	1	Half Baths	1	Plumbing	5,000
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
2012	0	Typical	Typical	Average	Typical	149,788
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100% 100%	142,299

**Outbuildings/Additions/Improvements**

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

156,100 **Total**

181,300

PERRY  
 Name: KNOWLTON, JOHN

**Valuation Report**

12/13/2024  
 Page 242  
 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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
48.00	Acres-Softwood	136.00	5,288	100%		5,288	
23.00	Acres-Mixed Wood	165.00	3,074	100%		3,074	
Total Acres 71.00			Land Total			8,362	
<b>Acpt Land</b>		8,400	<b>Accepted Bldg</b>		0	<b>Total</b>	8,400

PERRY  
Name: ROOD, MILDRED L

**Valuation Report**

12/13/2024

Page 243

Map/Lot: 005-017

Account: 690 Card: 1 of 1

Location: US RTE ONE OFF

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		1,900	<b>Accepted Bldg</b>	0	<b>Total</b>	1,900

PERRY  
 Name: POTTLE, RICHARD S  
 POTTLE, WENDE M

**Valuation Report**

12/13/2024  
 Page 244  
 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(Rcnd)
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 Rcnd
						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

<b>Acpt Land</b>	61,600	<b>Accepted Bldg</b>	109,600	<b>Total</b>	171,200
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: KNOWLTON, JOHN E

**Valuation Report**

12/13/2024  
 Page 245  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		55,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						55,800

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		82%	100%	100%	89,336

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garae	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, VAUGHN M

**Valuation Report**

12/13/2024

Page 247

Map/Lot:

005-020-001

Account: 1037 Card: 1 of 1

Location:

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. %	Value(Rcnld)	
Incomplete	None	84%	90%	100%	141,618	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
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: MUMM-LAU JOINT REVOCABLE TRUST DATED  
 MUMM, HANS P & LAU, JUNE W (TRUSTEES)  
 Account: 306 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 248  
 005-021-001  
 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 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	
2.86	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	

<b>Acpt Land</b>	119,800	<b>Accepted Bldg</b>	0	<b>Total</b>	119,800
------------------	---------	----------------------	---	--------------	---------



PERRY  
 Name: ASADCHEV, ANDREY

**Valuation Report**

12/13/2024  
 Page 249

Account: 31 Card: 1 of 1

Map/Lot: 005-021-002  
 Location: 137 MOUNTAIN RD

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		122,700	<b>Accepted Bldg</b>		0	<b>Total</b>	122,700

PERRY  
 Name: PATRICIA A MILLIKEN LIVING TRUST  
 MILLIKEN, BRIAN H & PATRICIA A  
 Account: 405 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 250  
 005-021-003  
 96 MOUNTAIN RD

Map/Lot:  
 Location:

Neighborhood 5	ROUTE 1					<b>Sale Data</b>
Zoning/Use	Shoreland.....			Sale Date	10/29/2022	
Topography	Rolling			Sale Price	1,200,000	
Utilities	Drilled WellSeptic System			Sale Type	Land & Buildings	
Street	Gravel			Financing	Unknown	
				Verified	Public Record	
				Validity	Arms Length Sale	

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Average	Typical	361,229
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		89%	100%	100%
						321,494

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1995	326	B 110	3.929	Ava.	3.497
Wood Deck	1995	176	B 110	2.279	Ava.	2.028
Open Frame Porch	1995	326	B 110	3.672	Ava.	3.268
Open Frame Porch	1995	176	B 110	2.077	Ava.	1.849
1SFr Overhano	1995	70	B 110	2.033	Ava.	1.809
1SFr Overhano	1995	70	B 110	2.033	Ava.	1.809
Frame Garage	1995	936	B 110	27.367	Ava.	24.357
Outbuilding Total						38,617

<b>Acpt Land</b>	267,200	<b>Accepted Bldg</b>	360,100	<b>Total</b>	627,300
------------------	---------	----------------------	---------	--------------	---------

PERRY  
 Name: ADAMS, KELLY E

**Valuation Report**

12/13/2024  
 Page 251  
 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		

---

<b>Acpt Land</b>	140,600	<b>Accepted Bldg</b>	0	<b>Total</b>	140,600
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: MUMM-LAU JOINT REVOCABLE TRUST DATED  
 MUMM, HANS P & LAU, JUNE W (TRUSTEES)  
 Account: 929 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 252  
 005-021-004  
 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

		<b>Land Description</b>					
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	

**Acpt Land** 143,100 **Accepted Bldg** 0 **Total** 143,100

PERRY  
 Name: CLATE, BRIAN  
 SCHAPMIRE-CLATE, KATRINA  
 Account: 930 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 253  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		59,100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						59,100	

PERRY  
 Name: DILLON, DANIEL R  
 DILLON, AGNES S

**Valuation Report**

12/13/2024  
 Page 254  
 005-021-006  
 MOUNTAIN RD

Account: 928 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 ROUTE 1

**Sale Data**  
 Sale Date 12/03/2021  
 Sale Price 53,500  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		70,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						70,200	

PERRY  
 Name: GORDON, GREGORY B  
 GORDON, CAROL E

**Valuation Report**

12/13/2024  
 Page 255  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		63,200	<b>Accepted Bldg</b>		0	<b>Total</b>	63,200

PERRY  
 Name: EDDINGS, JASON  
 EDDINGS, LAURA

**Valuation Report**

12/13/2024  
 Page 256  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		71,400	<b>Accepted Bldg</b>		0	<b>Total</b> 71,400	



PERRY  
 Name: BANISZESKI, LARRY A  
 BANISZESKI, SHIRLEY

**Valuation Report**

12/13/2024

Page 257

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.	Phy	Func	Econ	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: BANISZESKI, LARRY A  
 BANISZESKI, SHIRLEY

**Valuation Report**

12/13/2024  
 Page 258  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		27,000	<b>Accepted Bldg</b>		0	<b>Total</b>	27,000

PERRY  
 Name: BANISZESKI, LARRY A  
 BANISZESKI, SHIRLEY M  
 Account: 36 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 259  
 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	Value Rcnld
One Storv Frame	1960	170	D 100	2.944	Ava.	1.912
Encl Frame Porch	1960	140	D 100	1.793	Ava.	1.166
Frame Shed	1960	100	E 100	898	Ava.	614
Outbuilding Total						3,692

<b>Acpt Land</b>	109,300	<b>Accepted Bldg</b>	40,300	<b>Total</b>	149,600
------------------	---------	----------------------	--------	--------------	---------

PERRY  
 Name: ROBISON, JAMES S & RODERICK J  
 JAMES S ROBISON TRUST OF 1997  
 Account: 811 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 260  
 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		
<b>Acpt Land</b>		67,500	<b>Accepted Bldg</b>		0	<b>Total</b>	67,500

PERRY

**Valuation Report**

12/13/2024

Name: SGRITTA, THOMAS

Page 261

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		54,000	<b>Accepted Bldg</b>		0	<b>Total</b>	54,000

PERRY  
Name: SKRILETZ, ANN F

**Valuation Report**

12/13/2024

Page 262

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	136.00	2,203	100%		2,203
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 23.00						Land Total 26,803

**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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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**

26,800

**Accepted Bldg**

47,700

**Total**

74,500

PERRY  
Name: SKRILETZ, ANN F

**Valuation Report**

12/13/2024

Page 263

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

12/13/2024  
Page 264  
005-026  
40 BAYSIDE PL

Account: 576

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	26,800	47,700	74,500	26,800	47,700	74,500
2	36,000	187,200	223,200	36,000	187,200	223,200
<b>TOTAL</b>	62,800	234,900	297,700	62,800	234,900	297,700



Neighborhood 5 ROUTE 1

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

**Sale Data**  
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	Phy	Func	Econ	Value Rcnld
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

PERRY  
 Name: LANK, MERRILL F  
 LANK, NATALIE J

**Valuation Report**

12/13/2024

Page 266

Account: 179 Card: 1 of 1

Map/Lot: 005-028  
 Location: 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
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	

<b>Outbuildings/Additions/Improvements</b>									
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: TOMICHEK, JOZEF B  
 TOMICHEK, SUSAN E

**Valuation Report**

12/13/2024

Page 267

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1979	0	Typical	Typical	Below Average	Typical	79,202	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		78%	100%	100%	61,778

**Acpt Land** 35,500 **Accepted Bldg** 61,800 **Total** 97,300

PERRY  
 Name: FROST, KENNETH  
 FROST, SUSAN

**Valuation Report**

12/13/2024

Page 268

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	136.00	2,203	100%		2,203	
8.00	Acres-Mixed Wood	165.00	1,069	100%		1,069	
5.00	Acres-Wasteland	120.00	600	100%		600	
Total Acres 33.00			Land Total		3,872		
<b>Accpt Land</b>		3,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						3,900	

PERRY  
 Name: NELSON, LORI A  
 GAUDET, CHERYL A

**Valuation Report**

12/13/2024

Page 269

Account: 197 Card: 1 of 1

Map/Lot:  
 Location:

005-031  
 US RTE ONE OFF

Neighborhood 1 NO PUBLIC RD FRONT

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

**Sale Data**  
 Sale Date 07/07/2021  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		8,600	<b>Accepted Bldg</b>		0	<b>Total</b>	8,600

PERRY  
Name: SALKO, JOHN

**Valuation Report**

12/13/2024

KINSMAN, KINSMAN, KAREN

Page 270

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		89%	100%	100%	200,601

**Outbuildings/Additions/Improvements**

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

PERRY  
 Name: HOFFMAN, HENRY THEODORE

**Valuation Report**

12/13/2024  
 Page 271  
 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

		<b>Land Description</b>					
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	

<b>Acpt Land</b>	126,900	<b>Accepted Bldg</b>	0	<b>Total</b>	126,900
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: JACOBS, JOYCE YVONNE

**Valuation Report**

12/13/2024

Page 272

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
148.00	Acres-Softwood	136.00	16,304	100%		16,304	
90.00	Acres-Mixed Wood	165.00	12,029	100%		12,029	
Total Acres 238.00			Land Total		28,333		
<b>Acpt Land</b>		28,300	<b>Accepted Bldg</b>		0	<b>Total</b> 28,300	



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

**Valuation Report**

12/13/2024  
 Page 273  
 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

<b>Land Description</b>						
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: JACOBS, JOYCE Y  
 JACOBS, EDWARD C

**Valuation Report**

12/13/2024

Page 274

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
<b>Acpt Land</b>		26,000	<b>Accepted Bldg</b>		14,700	<b>Total</b>		40,700	

PERRY  
 Name: JACOBS, JOYCE Y  
 JACOBS, EDWARD C

**Valuation Report**

12/13/2024  
 Page 275  
 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		

<b>Acpt Land</b>	18,400	<b>Accepted Bldg</b>	0	<b>Total</b>	18,400
------------------	--------	----------------------	---	--------------	--------

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Old Type	Old Type	Poor	Typical	74,338
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		40%	63%	100%
						<b>Value(Rcnld)</b>
						18,733

<b>Outbuildings/Additions/Improvements</b>						
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

<b>Acpt Land</b>	24,800	<b>Accepted Bldg</b>	19,700	<b>Total</b>	44,500
------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: HAMMOND, WILLIAM BRYAN  
 HICKS-HAMMOND, REBECCA MAGEE  
 Account: 508 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 277  
 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
						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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	238,283
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	219,220	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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: SHAVERS, RONDA L  
 SHAVERS, BLAKE

**Valuation Report**

12/13/2024

Page 278

Account: 354 Card: 1 of 1

Map/Lot:  
 Location:

005-040  
 467 US RTE ONE

Neighborhood 5	ROUTE 1					<b>Sale Data</b>
Zoning/Use	Shoreland.....			Sale Date	08/05/2019	
Topography	Rolling			Sale Price	85,000	
Utilities	Drilled WellSeptic System			Sale Type	Land Only	
Street	Paved			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

		<b>Land Description</b>				
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

		<b>Dwelling Description</b>		<b>Replacement Cost New</b>	
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

		<b>Dwelling Condition</b>			<b>Layout</b>		<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Typical</b>		156,333
2021	0	Modern	Modern	Average			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	148,516

		<b>Outbuildings/Additions/Improvements</b>			<b>Percent Good</b>				<b>Value</b>	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1970					----- S O U N D V A L U E -----				200
Frame Garage	2021	1000	B 100	26.238	Ava.	95%	100%	100%	24.926	
Encl Frame Porch	2021	140	B 100	2.732	Ava.	95%	100%	100%	2.595	
Wood Deck	2021	240	B 100	2.712	Ava.	95%	100%	100%	2.576	
Open Frame Porch	2021	32	B 100	496	Ava.	95%	100%	100%	471	
Outbuilding Total									30,768	

<b>Acpt Land</b>	58,100	<b>Accepted Bldg</b>	179,300	<b>Total</b>	237,400
------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: SHAVERS, RONDA L  
SHIVERS, BLAKE

**Valuation Report**

12/13/2024

Page 279

Map/Lot:

005-040

Account: 354 Card: 1 of 1

Location:

467 US RTE ONE

---



PERRY  
 Name: DIFFIN, RANDAL  
 DIFFIN, JESSICA

**Valuation Report**

12/13/2024  
 Page 280  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		63,300	<b>Accepted Bldg</b>		0	<b>Total</b>	63,300



Neighborhood 5	ROUTE 1	<b>Sale Data</b>	
Zoning/Use	Shoreland.....	Sale Date	07/01/1996
Topography	Rolling	Sale Price	15,000
Utilities	NoneNone	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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

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

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

<b>Acpt Land</b>	57,200	<b>Accepted Bldg</b>	7,500	<b>Total</b>	64,700
------------------	--------	----------------------	-------	--------------	--------

Account: 375 Card: 1 of 1

Location: 9 THOMPSON STORE RD

Neighborhood 5	ROUTE 1	<b>Sale Data</b>	
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	80,268
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	100%	100%
						<b>Value(Rcnld)</b>
						52,174

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1920	240	D 100	4.157	Ava.	Phy	Func	Econ	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

<b>Acpt Land</b>	53,900	<b>Accepted Bldg</b>	57,400	<b>Total</b>	111,300
------------------	--------	----------------------	--------	--------------	---------

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 08/31/2007  
Sale Price 139,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

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

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	79,952
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		82%	100%	100%
						<b>Value(Rcnld)</b>
						65,561

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1975	192	C 100	4.055	Ava.	3.325
Wood Deck	1975	104	C 100	1.082	Ava.	887
Frame Shed	1975	48	C 100	1.266	Ava.	1.038
Wood Deck	1975	48	C 100	634	Ava.	520
Outbuilding Total						5,770

**Acpt Land** 27,000 **Accepted Bldg** 71,300 **Total** 98,300

PERRY  
Name: FURMAN, RONALD

**Valuation Report**

12/13/2024  
Page 284

Account: 1032 Card: 1 of 1

Map/Lot: 005-044-001  
Location: 524 US RTE ONE

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
<b>Acpt Land</b>		21,100	<b>Accepted Bldg</b>		52,800	<b>Total</b>			73,900

PERRY  
 Name: COFFEE, CAROL LINCOLN

**Valuation Report**

12/13/2024  
 Page 285  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		19,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						19,500

PERRY  
Name: ALTVATER, MARK E

### Valuation Report

12/13/2024

Page 286

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	

---

<b>Acpt Land</b>	22,500	<b>Accepted Bldg</b>	0	<b>Total</b>	22,500
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: MITCHELL, DALE A

**Valuation Report**

12/13/2024

Page 287

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	
<b>Acpt Land</b>		23,400	<b>Accepted Bldg</b>		0	<b>Total</b>	23,400

PERRY  
Name: FAIRPOINT COMMUNICATIONS

**Valuation Report**

12/13/2024  
Page 288  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		18,000	<b>Accepted Bldg</b>	0	<b>Total</b>	18,000



PERRY  
 Name: FROST, KENNETH  
 FROST, SUSAN

**Valuation Report**

12/13/2024

Page 289

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
20.10	Acres-Softwood	136.00	2,214	100%		2,214	
68.10	Acres-Mixed Wood	165.00	9,102	100%		9,102	
18.00	Acres-Hardwood	129.00	1,881	100%		1,881	
7.00	Acres-Wasteland	120.00	840	100%		840	
Total Acres 113.20			Land Total			14,037	
<b>Acpt Land</b>		14,000	<b>Accepted Bldg</b>		0	<b>Total</b>	14,000

PERRY  
 Name: BINGAMAN, GRANT J  
 BINGAMAN, LYNN M

**Valuation Report**

12/13/2024

Page 290

Account: 137 Card: 1 of 1

Map/Lot:  
 Location:

005-048-1  
 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 12/20/2023  
 Sale Price 390,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 LIFE ESTATE CAROLYN P LOWE B4507P226  
 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)	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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100%	100%	166,959

**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: ALICANDRI, GREGORY J

**Valuation Report**

12/13/2024

Page 291

Map/Lot:

005-049-1

Location:

THOMPSON STORE RD

Account: 1147 Card: 1 of 1

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		12,300	<b>Accepted Bldg</b>		0	<b>Total</b>	12,300

PERRY  
 Name: FROST, KENNETH JR & SUSAN  
 FROST, DONALD & DIANE  
 Account: 230 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 292  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		95%	100%	100%
						128,378

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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: RICKER, DARLINGTON  
 RICKER, LOUISETTE

**Valuation Report**

12/13/2024

Page 293

Account: 139 Card: 1 of 1

Map/Lot: 005-051  
 Location: 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) 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: AVERY, JAMES F  
 AVERY, SHEILA A

**Valuation Report**

12/13/2024

Page 294

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-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**

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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		66%	100%	100%	59,120

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storv Frame	1932	324	C 100	6.843	Ava.	Phy 66%	Func 100%	Econ 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: SOUTHERN, JONATHAN F  
 SOUTHERN, NANCY ANN

**Valuation Report**

12/13/2024

Page 295

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	Value(Rcnld)	
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	42,470
Incomplete		None		83%	76%	100%	

**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: RICKER, DARLINGTON JR  
 RICKER, LOUISETTE

**Valuation Report**

12/13/2024

Page 296

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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		19,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						19,400



PERRY  
Name: CALDER, TRACI

**Valuation Report**

12/13/2024

Page 297

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

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

PERRY  
Name: PRESTON, CODY

**Valuation Report**

12/13/2024

Page 298

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) 50 0 0 Land Schedule 2

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Below Average	Typical	100,506
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		77%	100%	100%
						<b>Value(Rcnld)</b>
						77,390

<b>Outbuildings/Additions/Improvements</b>							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
1SFr Overhanc	1975	26	C 100	549	Ava-	77%	423
						Outbuilding Total	423

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

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

<b>Acpt Land</b>	28,400	<b>Accepted Bldg</b>	121,500	<b>Total</b>	149,900
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: COOK, NANCY  
 COOK, RYLEY ROBERT

**Valuation Report**

12/13/2024

Page 300

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100%	100%	71,716

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
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: DUNN, WENDY M

**Valuation Report**

12/13/2024

Page 301

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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: SELWOOD, RUSSELL A

**Valuation Report**

12/13/2024

Page 302

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	Percent Good			Value Rcnld
Open Frame Porch	1977	189	D 110	1.453	Ava.	83%	100%	100%	1.206
Frame Shed	1977	182	D 110	2.377	Ava.	83%	100%	100%	1.973
2S Frame Garaae	1988	486	D 110	15.692	Ava.	87%	100%	100%	13.652
Outbuilding Total									16,831

<b>Acpt Land</b>	71,800	<b>Accepted Bldg</b>	84,700	<b>Total</b>	156,500
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: SELWOOD, RUSSELL A

**Valuation Report**

12/13/2024  
Page 303  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		8,800	<b>Accepted Bldg</b>	0	<b>Total</b>	8,800

PERRY  
 Name: SELWOOD, RUSSELL A

**Valuation Report**

12/13/2024  
 Page 304  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		9,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						9,400	



PERRY  
 Name: SELWOOD, RUSSELL

**Valuation Report**

12/13/2024  
 Page 305  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		18,600	<b>Accepted Bldg</b>		0	<b>Total</b>	18,600

PERRY  
Name: SELWOOD, RUSSELL A

**Valuation Report**

12/13/2024  
Page 306  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		9,400	<b>Accepted Bldg</b>	0	<b>Total</b>	9,400

PERRY  
 Name: LINDEMANIS,ARTHUR & MEGAN  
 TRUSTEES REVOCABLE TRUST UAD  
 Account: 387 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 307  
 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: SELWOOD, RUSSELL

**Valuation Report**

12/13/2024

Page 308

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		22,500	<b>Accepted Bldg</b>		0	<b>Total</b>	22,500

PERRY  
 Name: BLEHEEN, LISA M  
 MAGNANO, MAGNANO, JULIE  
 Account: 416 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 309  
 005-070-001  
 LEACH PT RD

Map/Lot:  
 Location:

Neighborhood 9 LEACH PT RD

**Sale Data**

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

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		36,000	<b>Accepted Bldg</b>		0	<b>Total</b>	36,000

PERRY  
 Name: CLAVERIE, ALEXANDER  
 CLAVERIE, MONIQUE

**Valuation Report**

12/13/2024

Page 310

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		85%	100%	100%
						<b>Value(Rcnld)</b>
						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: CLAVERIE, ALEXANDER G  
 CLAVERIE, MONIQUE

**Valuation Report**

12/13/2024  
 Page 311  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		15,000	<b>Accepted Bldg</b>		0	<b>Total</b>	15,000

PERRY  
 Name: CALDER, STEPHEN  
 CALDER, STARR

**Valuation Report**

12/13/2024  
 Page 312  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		26,600	<b>Accepted Bldg</b>		0	<b>Total</b>	26,600



PERRY  
 Name: POTTLE, THOMAS R  
 POTTLE, JOYCE M

**Valuation Report**

12/13/2024  
 Page 313  
 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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Softwood	136.00	441	100%		441
46.00	Acres-Mixed Wood	165.00	6,148	100%		6,148
2.00	Acres-Wasteland	120.00	240	100%		240
Total Acres 52.00			Land Total			6,829
<b>Accpt Land</b>		6,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						6,800

PERRY  
 Name: CALDER, STEPHEN  
 CALDER, STARR

**Valuation Report**

12/13/2024  
 Page 314  
 006-003  
 US RTE ONE

Account: 740 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 NO PUBLIC RD FRONT

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

**Sale Data**  
 Sale Date 12/20/2013  
 Sale Price 17,500  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		11,300	<b>Accepted Bldg</b>		0	<b>Total</b>	11,300

PERRY  
 Name: CALDER, STEPHEN L  
 CALDER, STARR M

**Valuation Report**

12/13/2024  
 Page 315  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		94%	100%	100%	146,898

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						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: MURPHY, GLENDA W  
 MURPHY, KENNETH J

**Valuation Report**

12/13/2024

Page 316

Account: 505 Card: 1 of 1

Map/Lot:  
 Location:

006-004  
 736 US RTE ONE

Neighborhood 5 ROUTE 1

**Sale Data**

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

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: FROST, KENNETH  
 FROST, SUSAN

**Valuation Report**

12/13/2024  
 Page 317  
 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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
41.00	Acres-Softwood	136.00	4,517	100%		4,517	
1.00	Acres-Wasteland	120.00	120	100%		120	
Total Acres 42.00			Land Total		4,637		
<b>Acpt Land</b>		4,600	<b>Accepted Bldg</b>		0	<b>Total</b>	
						4,600	

PERRY  
 Name: HARKINS, JASON  
 BURKE, BURKE,LESLIE  
 Account: 768 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 318  
 006-005  
 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: WARD, SUSAN M

**Valuation Report**

12/13/2024

Page 319

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	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

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: STANHOPE, JEFFREY A  
 STANHOPE, KALOUS K  
 Account: 232 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 321  
 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

		<b>Land Description</b>					
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		

<b>Acpt Land</b>	15,300	<b>Accepted Bldg</b>	0	<b>Total</b>	15,300
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: RKL RE PERRY, LLC

**Valuation Report**

12/13/2024

Page 322

Map/Lot:

006-009

Account: 412 Card: 1 of 1

Location:

816 US RTE ONE

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
Zoning/Use	Commercial	Sale Date 06/01/2019
Topography	Level	Sale Price 125,000
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 2 0  
X Coordinate 0 Y Coordinate 0  
Exemption(s) Land Schedule 2

<b>Land Description</b>						
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

<b>Commercial Description</b>						
Occupancy Type	Fast Food Rest..		Fast Food Rest..			
Class & Quality	Frame.....Avg.		Frame.....Avg.			
# Dwelling Units	0		0			
Exterior	Wood Siding		Wood Siding			
Stories & Height	1 STORY @ 8'		1 STORY @ 8'			
Heating/Cooling	Hot/Cool Water		Hot/Cool Water			
Built	1968		2023			
Remodeled	2023		0			
Base Cost/Sqft		66.33			66.33	
Heat-Cool/Sqft	+	17.97			17.97	
Total		84.30			84.30	
Size Factor	X	1.203			1.467	
Adjusted Cost/Sqft		101.41			123.67	
Total Square Feet	X	1,138			400	
Replacement Cost		115,405			49,468	
Condition	Good		Good			
% Good Physical	X	.70			.95	
Functional	X	1.00			1.00	
Subtotal		80,784			46,995	
Economic Factor	X 1.00		Total Value		127,779	

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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	

<b>Acpt Land</b>	33,600	<b>Accepted Bldg</b>	136,500	<b>Total</b>	170,100
------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 323

Map/Lot:

006-010

Account: 553 Card: 1 of 1

Location:

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

<b>Land Description</b>							
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	
<b>Accpt Land</b>		27,000	<b>Accepted Bldg</b>		0	<b>Total</b>	27,000

PERRY  
Name: ROMANO, WAYNE

**Valuation Report**

12/13/2024  
Page 324  
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							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1997	0	Typical	Typical	Average	Typical		84,267
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100%	100%	75,840

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
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	
<b>Outbuilding Total</b>									<b>3,159</b>	

**Acpt Land** 0 **Accepted Bldg** 79,000 **Total** 79,000

PERRY  
 Name: STANHOPE, JEFFREY A  
 STANHOPE, KALOUA K  
 Account: 1100 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 325  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		16,500	<b>Accepted Bldg</b>		0	<b>Total</b>	16,500

PERRY  
Name: BULMER, JOHN SR

**Valuation Report**

12/13/2024  
Page 326  
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 SystemDrilled Well  
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 PERMIT FOR GARAGE  
Tran/Land/Bldg 9 0 0  
X Coordinate 0 Y Coordinate 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Misc (Fract)	12,000.00	9,895	50%		4,948
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 0.68					Land Total	10,948

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	2023	14X55	A 100	32.294	Ava.	95%	100%	100%	30.679	
Outbuilding Total									30,679	
<b>Accpt Land</b>		10,900		<b>Accepted Bldg</b>		30,700		<b>Total</b>	41,600	

PERRY  
 Name: STANHOPE, JEFFREY  
 STANHOPE, KALOUA

**Valuation Report**

12/13/2024  
 Page 327  
 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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
2006	0	Typical	Typical	Average	Typical			97,012
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
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: BULMER, CODY L  
 BULMER, AMANDA N

**Valuation Report**

12/13/2024  
 Page 328  
 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

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



PERRY  
Name: ALTVATER, MARK

**Valuation Report**

12/13/2024

Page 329

Map/Lot:

006-012

Location:

MAHAR LN OFF

Account: 1070 Card: 1 of 1

Neighborhood 13 OLD ROUTE 1

Zoning/Use Residential .  
Topography Above Street  
Utilities None  
Street None

**Sale Data**  
Sale Date 12/01/1999  
Sale Price 11,000  
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

<b>Land Description</b>						
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: SEILER, ASHLEY MAE

**Valuation Report**

12/13/2024  
Page 330  
006-012-001  
50 DAVIS RD

Account: 5 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 13 OLD ROUTE 1

**Sale Data**

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

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
					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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	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 Garage	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: SEILER, ASHLEY MAE

### Valuation Report

12/13/2024  
Page 331  
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

---

		<b>Land Description</b>				
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

---

<b>Acpt Land</b>	14,400	<b>Accepted Bldg</b>	0	<b>Total</b>	14,400
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: ALTVATER, DANA V  
 ALTVATER, INES

**Valuation Report**

12/13/2024  
 Page 332  
 006-012-003  
 DAVIS RD

Account: 1055 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 11/01/2002  
 Sale Price 8,000  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		14,400	<b>Accepted Bldg</b>		0	<b>Total</b>	14,400

PERRY  
 Name: ALTVATER, DANA V  
 ALTVATER, INES M

**Valuation Report**

12/13/2024  
 Page 333  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100%	100%	146,642

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: ASANTE, NANCY O

**Valuation Report**

12/13/2024

Page 334

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						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1888	144	C 100	3.041	Good	2.456
Wood Deck	1888	187	C 100	1.746	Good	1.410
Wood Deck	1888	88	C 100	954	Good	770
Frame Garaae	1973	1440	C 100	28.466	Good	22.986
Frame Garaae	1973	710	C 100	16.063	Good	12.971
Outbuilding Total						40,593

**Acpt Land** 37,400 **Accepted Bldg** 125,900 **Total** 163,300

PERRY  
Name: SOTO, GUADALUPE JR

**Valuation Report**

12/13/2024

Page 335

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		60%	100%	100%	66,791

**Outbuildings/Additions/Improvements**

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

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Exterior	Two Story	0 Sqft	Grade C 100	Base		0
Dwelling Units	Vinyl/Aluminum	Masonry Trim	None	Trim		0
	0 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Damp 1/4 Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	0%	Cooling	0%	Heat		0
Rooms	0					0
Bedrooms	0	Add Fixtures	0			0
Baths	0	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy	SFLA	0	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Typical	Typical	Below Average	Typical	111,318
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None	None			%	100%	%
<b>Acpt Land</b>		29,300	<b>Accepted Bldg</b>	0	<b>Total</b>	29,300



PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 337  
 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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		27,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						27,200

PERRY  
 Name: PAIVA, JOHN C  
 MERCER, JACQUELINE L  
 Account: 729 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 338  
 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		

---

<b>Accpt Land</b>	24,800	<b>Accepted Bldg</b>	0	<b>Total</b>	24,800
-------------------	--------	----------------------	---	--------------	--------

Account: 665 Card: 1 of 1

Location: 214 SOUTH MEADOW RD

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
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	

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Storv Frame	1989	192	B 100	5.069	Ava.	4.410
Encl Frame Porch	1989	56	B 100	1.659	Ava.	1.443
Wood Deck	1989	453	B 100	4.842	Ava.	4.213
2S Frame Garaae	1989	864	C 100	26.261	Ava.	22.847
Outbuilding Total						32,913

**Acpt Land** 18,800 **Accepted Bldg** 172,900 **Total** 191,700

PERRY  
 Name: MOORE, RYAN JEFFREY  
 MOORE, SARA DEE

**Valuation Report**

12/13/2024

Page 340

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: PASSAMAQUODDY WATER DISTRICT

**Valuation Report**

12/13/2024  
 Page 341  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		24,200	<b>Accepted Bldg</b>		0	<b>Total</b> 24,200

PERRY  
 Name: PASSAMAQUODDY WATER DISTRICT

**Valuation Report**

12/13/2024

Page 342

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>					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

<b>Acpt Land</b>	50,900	<b>Accepted Bldg</b>	1,349,000	<b>Total</b>	1,399,900
------------------	--------	----------------------	-----------	--------------	-----------

**Valuation Report**

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							Total
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							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	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: HUMPHRIES, ROBERT L

**Valuation Report**

12/13/2024  
Page 344  
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: TARDIF, TOBY LENNY  
 TARDIF, BOBBY LEA

**Valuation Report**

12/13/2024

Page 345

Account: 669 Card: 1 of 1

Map/Lot:  
 Location:

006-018  
 176 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

Sale Date 12/08/2020  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		83%	100%	100%	97,492

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1978	120	B 100	3.168	Ava.	83%	100%	100%	2.629
Wood Deck	1978	140	B 100	1.712	Ava.	83%	100%	100%	1.421
Patio	1978	150	B 100	2.031	Ava.	83%	100%	100%	1.686
Frame Garage	1978	896	B 100	24.029	Ava.	83%	100%	100%	19.944
Frame Shed	1978	42	D 100	987	Ava.	83%	100%	100%	819
Frame Shed	1978	90	D 100	1.390	Ava.	83%	100%	100%	1.154
Outbuilding Total									27,653

**Acpt Land**

28,900

**Accepted Bldg**

125,100

**Total**

154,000

PERRY  
 Name: TARDIF, TOBY LENNY  
 TARDIF, BOBBI LEA

**Valuation Report**

12/13/2024

Page 346

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	Typical	Typical	Average	Typical	105,354
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		95%	85%	100%
						85,073

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	1990	480	D 100	9.967	Poor	6.578
Outbuilding Total						6,578

**Acpt Land** 25,400 **Accepted Bldg** 91,700 **Total** 117,100

PERRY  
 Name: RICKER, PETER SR  
 RICKER, SHEILA

**Valuation Report**

12/13/2024  
 Page 347  
 006-019-001

Account: 676 Card: 1 of 1

Map/Lot:  
 Location: 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 Garae	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: RICKER, DARLINGTON A FR  
 RICKER, LOUISETTE

**Valuation Report**

12/13/2024  
 Page 348  
 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

		<b>Land Description</b>					
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
<b>Acpt Land</b>		400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						400	

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 349

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		36,000	<b>Accepted Bldg</b>		0	<b>Total</b>	36,000

PERRY  
 Name: JONES, SCOTT F  
 JONES, MARY

**Valuation Report**

12/13/2024

Page 350

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**

12/13/2024

Page 351

Account: 66 Card: 2 of 2

Map/Lot:  
 Location:

006-021  
 1044 US RTE ONE

Neighborhood 5 ROUTE 1

**Sale Data**

Zoning/Use Commercial  
 Topography Rolling  
 Utilities None  
 Street Paved

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) 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	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	1920	1278	D 100	22.133	Fair	50%	100%	100%	11,066
Outbuilding Total									11,066

<b>Acpt Land</b>	20,000	<b>Accepted Bldg</b>	11,100	<b>Total</b>	31,100
------------------	--------	----------------------	--------	--------------	--------

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

**Valuation Report**

12/13/2024  
Page 352  
006-021  
1044 US RTE ONE

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	50,000	117,000	167,000	50,000	117,000	167,000



PERRY  
 Name: JUREWICZ, JOHN L  
 JUREWICZ, LAURA J

**Valuation Report**

12/13/2024

Page 353

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	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: JUREWICZ, JOHN L  
 JUREWICZ, LAURA J

**Valuation Report**

12/13/2024  
 Page 354  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		19,500	<b>Accepted Bldg</b>		0	<b>Total</b>	19,500

PERRY  
Name: LITTLE RIVER VETERINARY CLINIC

**Valuation Report**

12/13/2024

Page 355

Map/Lot:

006-021-003

Location:

1074 US RTE ONE

Account: 969 Card: 1 of 1

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: CLARK, RICHARD W  
 PORTER, PORTER, BROOKE

**Valuation Report**

12/13/2024  
 Page 356  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		29,700	<b>Accepted Bldg</b>	0	<b>Total</b>	29,700

PERRY  
 Name: MCPHAIL, ANGUS B  
 MCPHAIL, BARBARA H  
 Account: 1102 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 357  
 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

		<b>Land Description</b>					
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		

---

<b>Accpt Land</b>	21,600	<b>Accepted Bldg</b>	0	<b>Total</b>	21,600
-------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: OWEN, MICHAEL & JOHN  
 DOWN EAST SELF STORAGE

**Valuation Report**

12/13/2024

Page 358

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: RENAUD, JEANETTE F

**Valuation Report**

12/13/2024  
 Page 359  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		20,300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						20,300	

PERRY  
Name: SMITH, RALPH JR

**Valuation Report**

12/13/2024

Page 360

Map/Lot:

006-026

Location:

47 COUNTY RD

Account: 634 Card: 1 of 2

Neighborhood 17 ROUTE 190

Zoning/Use Commercial  
Topography Rolling  
Utilities Drilled WellSeptic System  
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) 50 0 0 Land Schedule 2

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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
<b>Acpt Land</b>		20,100	<b>Accepted Bldg</b>		3,900	<b>Total</b>			24,000



PERRY  
Name: SMITH, RALPH JR

**Valuation Report**

12/13/2024

Page 361

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										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Func	Econ		
Frame Garage	1969	1984	D 100	30.921	Ava-	75%	100%	100%		23,191
Outbuilding Total										23,191
<b>Acpt Land</b>		20,000		<b>Accepted Bldg</b>		23,200		<b>Total</b>		43,200

PERRY  
Name: SMITH, RALPH JR

**Valuation Report**

12/13/2024  
Page 362  
006-026  
49 COUNTY RD

Account: 634

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	40,100	27,100	67,200	40,100	27,100	67,200

PERRY  
Name: MCPHAIL, BARBARA H

**Valuation Report**

12/13/2024

Page 363

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: MCPHAIL, SARAH  
 MCPHAIL, ANGUS B

**Valuation Report**

12/13/2024

Page 364

Account: 450 Card: 1 of 1

Map/Lot:  
 Location:

006-028  
 59 OLD EASTPORT RD

Neighborhood 15 CROSS RD

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

**Sale Data**  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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 Garage	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: HIBBARD, NEAL

**Valuation Report**

12/13/2024  
Page 365  
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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		20,300	<b>Accepted Bldg</b>	0	<b>Total</b>		20,300

PERRY  
 Name: MCPHAIL, ANGUS B

**Valuation Report**

12/13/2024

Page 366

Map/Lot:

006-028-002

Location:

OLD EASTPORT RD

Account: 449 Card: 1 of 1

Neighborhood 16 OLD EASTPORT RD

<b>Sale Data</b>	
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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						500	

PERRY  
Name: JUREWICZ, DARLENE

**Valuation Report**

12/13/2024

Page 367

Map/Lot:

006-029

Location:

921 US RTE ONE

Account: 731 Card: 1 of 1

Neighborhood 5 ROUTE 1

**Sale Data**

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

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**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: MAINE,STATE OF

**Valuation Report**

12/13/2024  
 Page 368  
 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		
<b>Acpt Land</b>		26,900	<b>Accepted Bldg</b>		0	<b>Total</b> 26,900	



PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 369  
 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		27,800	<b>Accepted Bldg</b>		0	<b>Total</b>	27,800

PERRY  
Name: MURPHY, MICHAEL L

**Valuation Report**

12/13/2024

Page 370

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
<b>Outbuilding Total</b>									<b>24,064</b>

**Accpt Land**

0

**Accepted Bldg**

24,100

**Total**

24,100

PERRY  
Name: CUMMINGS, MATTHEW D

**Valuation Report**

12/13/2024

Page 371

Map/Lot: 006-031

Account: 143 Card: 1 of 1

Location: 67 OLD EASTPORT RD

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) 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
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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>			
1999	0	Typical	Typical	Average			64,552
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			91%	100%	100%	58,742

Outbuildings/Additions/Improvements							Value
Description	Year	Units	Grade	RCN	Cond	Percent Good	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: FRANKLIN, JOHN E  
 FRANKLIN, ELIZA V

**Valuation Report**

12/13/2024

Page 372

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		15,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						15,800	

PERRY  
 Name: STANHOPE, HEIRS OF JAMES A&

**Valuation Report**

12/13/2024

Page 373

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		17,500	<b>Accepted Bldg</b>		8,800	<b>Total</b>			26,300

PERRY  
Name: MCPHAIL, HAROLD

**Valuation Report**

12/13/2024

Page 374

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	Value Rcnld
Frame Shed	1998	120	C 100	2.001	Ava.	1,821
Frame Garage	1980	560	D 100	11.081	Ava-	8,754
Outbuilding Total						10,575

**Acpt Land** 17,500 **Accepted Bldg** 84,400 **Total** 101,900

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 375

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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		189,900	<b>Accepted Bldg</b>		0	<b>Total</b>	189,900

PERRY  
Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
Page 376  
006-036  
COUNTY RD

Account: 16 Card: 1 of 1 Map/Lot:  
Location:

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		37,500	<b>Accepted Bldg</b>	0	<b>Total</b>	37,500	



PERRY  
Name: GANEM, PAUL F

**Valuation Report**

12/13/2024

Page 377

Map/Lot:

006-037

Account: 234 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) Land Schedule 2

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		124,600	<b>Accepted Bldg</b>		0	<b>Total</b>	124,600

PERRY  
Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
Page 378  
006-038  
COUNY RD OFF

Account: 17 Card: 1 of 1 Map/Lot:  
Location:

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	
<b>Acpt Land</b>		66,100	<b>Accepted Bldg</b>		0	
			<b>Total</b>		66,100	

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 379

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		31,600	<b>Accepted Bldg</b>		0	<b>Total</b>	31,600

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 380

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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		45,000	<b>Accepted Bldg</b>		0	<b>Total</b>	45,000

PERRY  
 Name: NORTHERN NEW ENGLAND DIV OF THE

**Valuation Report**

12/13/2024  
 Page 381  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		20,000	<b>Accepted Bldg</b>		0	<b>Total</b>	20,000

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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: FRANKLIN, JOHN E  
 FRANKLIN, ELIZA V

**Valuation Report**

12/13/2024

Page 383

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

PERRY  
 Name: CRAMER, JULIE CROCKER  
 CRAMER, DALE

**Valuation Report**

12/13/2024  
 Page 384  
 006-043-002  
 84 OLD EASTPORT RD

Account: 863 Card: 1 of 1

Map/Lot:  
 Location:

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: ARMSTRONG, DENNIS R

**Valuation Report**

12/13/2024  
Page 385

Account: 19 Card: 1 of 1

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

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: DEGEN, PATRICIA ANN

**Valuation Report**

12/13/2024  
 Page 386  
 006-045  
 MAHAR LN

Account: 215 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 14 MAHAR LN

**Sale Data**

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

Sale Date 08/10/2015  
 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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		18,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						18,900

PERRY  
Name: NICHOLAS, EDWARD J

**Valuation Report**

12/13/2024

Page 387

Map/Lot: 006-046

Account: 586 Card: 1 of 1

Location: 109 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

Zoning/Use Residential .  
Topography Level  
Utilities All PublicSeptic System  
Street Semi-Improved

**Sale Data**  
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	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: COON, PHYLLIS V

**Valuation Report**

12/13/2024

Page 388

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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		9,700	<b>Accepted Bldg</b>	0	<b>Total</b>	9,700

PERRY  
Name: BRIDGES, JENNIFER

**Valuation Report**

12/13/2024

Page 389

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	
<b>Accpt Land</b>		15,800	<b>Accepted Bldg</b>		0	<b>Total</b>	15,800

PERRY  
Name: LAPLANTE, ALICE M

**Valuation Report**

12/13/2024

Page 390

Map/Lot:

006-048

Location:

22 MAHAR LN

Account: 787 Card: 1 of 1

Neighborhood 14 MAHAR LN

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

**Sale Data**  
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			Total Fctr	Influence	Value
Units	Method - Description	Price/Unit			
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Delapidation		None		76%	75%	100%	43,893

**Accpt Land** 14,100 **Accepted Bldg** 43,900 **Total** 58,000

PERRY  
 Name: MOORES, MATTHEW E  
 PERSONAL REPRESENTATIVE

**Valuation Report**

12/13/2024  
 Page 391  
 006-048-001  
 34 MAHAR LN

Account: 72 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 14 MAHAR LN

**Sale Data**  
 Sale Date 05/01/1994  
 Sale Price 7,000  
 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

<b>Land Description</b>						
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

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

PERRY  
 Name: NEWCOMB, EUGENE  
 NEWCOMB, LINDA

**Valuation Report**

12/13/2024  
 Page 392  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 393  
 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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		28,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						28,700

PERRY  
Name: FRANCIS, MARY E

**Valuation Report**

12/13/2024  
Page 394  
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
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						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	2011	112	E 100	960	Ava.	821
Frame Shed	2012	96	D 100	1.440	Fair	1.102
Outbuilding Total						1,923

**Acpt Land** 0 **Accepted Bldg** 52,300 **Total** 52,300

PERRY  
Name: MCLELLAN, RUBY

**Valuation Report**

12/13/2024  
Page 395  
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
					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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			<b>Value(Rcnld)</b>
2018	0	Typical	Typical	Average	95%	75%	100%			49,064
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								
Incomplete		None								34,958
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	
							<b>Outbuilding Total</b>			<b>1,400</b>
<b>Acpt Land</b>			<b>0</b>	<b>Accepted Bldg</b>			<b>36,400</b>	<b>Total</b>		<b>36,400</b>

PERRY  
 Name: DEAN, JAMES L III  
 DEAN, JUDITH A

**Valuation Report**

12/13/2024

Page 396

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: DORE, DEVON D

### Valuation Report

12/13/2024

Page 397

Map/Lot:

006-052

Location:

749 US RTE ONE

Account: 639 Card: 1 of 1

Neighborhood 5 ROUTE 1

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

---

Sale Data	
Sale Date	10/26/2023
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
1.00	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: EAVES, MRS THOMAS

**Valuation Report**

12/13/2024  
 Page 398  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	18,500

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) Land Schedule 2

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>	
1930	0	Typical	Typical	Average	Typical		117,275
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	65%	95%	100%		72,417	

<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1930	12	D 110	219	Ava.	65%	95%	100%	135	
Open Frame Porch	1930	160	D 110	1.251	Ava.	65%	95%	100%	772	
Frame Garage	1930	600	D 110	12.803	Ava.	65%	95%	100%	7,906	
Frame Shed	1930	210	E 100	1.460	Poor	40%	100%	100%	584	
<b>Outbuilding Total</b>									<b>9,397</b>	

**Acpt Land** 31,900 **Accepted Bldg** 81,800 **Total** 113,700

PERRY  
Name: KENDALL, DAVID J

**Valuation Report**

12/13/2024

Page 400

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: BUTLER, CRYSTAL LYNN

**Valuation Report**

12/13/2024

Page 401

Map/Lot: 006-055

Account: 325 Card: 1 of 1

Location: 144 OLD EASTPORT RD

Neighborhood 16 OLD EASTPORT RD

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

**Sale Data**  
Sale Date 03/22/2024  
Sale Price 332,500  
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 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	Value Rcnld
Open Frame Porch	1925	108	C 110	1.084	Ava.	705
Frame Shed	1925	200	D 100	2.312	Fair	1,156
Frame Shed	1925	120	E 100	1.000	Poor	200
Frame Shed	1925	799	E 100	4.470	Poor	894
2S Frame Shed	1986	528	E 100	4.553	Poor	1,480
Outbuilding Total						4,435

**Acpt Land** 112,400 **Accepted Bldg** 95,900 **Total** 208,300

PERRY  
 Name: PASSAMAQUODDY TRIBE AT PLEASANT

**Valuation Report**

12/13/2024

Page 402

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: NEPTUNE, TAHNEE

**Valuation Report**

12/13/2024

Page 403

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Delapidation		None		92%	90%	100%	80,453

**Acpt Land** 26,500 **Accepted Bldg** 80,500 **Total** 107,000

PERRY  
 Name: HARRIS, SHAWN  
 HARRIS, DENISE

**Valuation Report**

12/13/2024  
 Page 404  
 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. %	Value(Rcnld)	
None	None	92%	100%	100%	207,161	

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

PERRY  
 Name: TILTON, BARRETT R  
 TILTON, PATRICIA L

**Valuation Report**

12/13/2024  
 Page 405  
 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	2,406	100%		2,406
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			133,806

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. %	Value(Rcnld)	
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** 133,800 **Accepted Bldg** 233,100 **Total** 366,900

PERRY  
 Name: JOSEPH A SAMSON TRUST OF 2001  
 SAMSON, JOSEPH A (TRUSTEE)  
 Account: 144 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 406  
 007-003  
 SHORE RD

Map/Lot:  
 Location:

Neighborhood 19 SHORE RD

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

**Sale Data**  
 Sale Date 12/30/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 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		

<b>Acpt Land</b>	40,000	<b>Accepted Bldg</b>	0	<b>Total</b>	40,000
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: MCPHAIL, HERBERT

**Valuation Report**

12/13/2024

Page 407

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	89%	100%
						<b>Value(Rcnld)</b>
						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: JANIA, JANUSZ J

**Valuation Report**

12/13/2024  
 Page 408  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		31,700	<b>Accepted Bldg</b>		0	<b>Total</b>	31,700



PERRY  
Name: JANIA, JANUSZ J

**Valuation Report**

12/13/2024  
Page 409  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	1880	1287	C 100	36.180	Ava.	65%	100%	100%	23,517	
Outbuilding Total									23,517	
<b>Accpt Land</b>		320,000	<b>Accepted Bldg</b>		23,500	<b>Total</b>		343,500		

PERRY  
Name: JANIA, JANUSZ J

**Valuation Report**

12/13/2024  
Page 410  
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Percent Good</b>		<b>Value</b>
1988	0	Typical	Typical	Average	87%	100%	100%	Phy	Func	Econ
										181,082
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>				<b>Value(Rcnld)</b>
None		None		87%	100%	100%				157,541
<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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	
<b>Outbuilding Total</b>									<b>28,971</b>	
<b>Acpt Land</b>			<b>0</b>	<b>Accepted Bldg</b>		<b>186,500</b>	<b>Total</b>		<b>186,500</b>	

PERRY  
Name: JANIA, JANUSZ J

**Valuation Report**

12/13/2024  
Page 411  
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Average	Inadeq.	62,717	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		73%	95%	100%	43,494
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		43,500	<b>Total</b>	43,500

PERRY  
Name: JANIA, JANUSZ J

**Valuation Report**

12/13/2024  
Page 412

Account: 832 Card: 4 of 5

Map/Lot: 007-005+010  
Location: 135 NASH LN

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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1960	0	Typical	Typical	Average	Typical		66,032
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		76%	100%	100%	50,184

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1960	624	D 110	4.487	Ava.	Phy	Func	Econ	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**

12/13/2024  
Page 413  
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			<b>Value(Rcnld)</b>
2002	0	Typical	Typical	Average	92%	100%	100%			55,462
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								
None		None								51,025
<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2002	66	D 100	638	Ava.	92%	100%	100%		
							<b>Outbuilding Total</b>			<b>587</b>
<b>Acpt Land</b>			<b>0</b>	<b>Accepted Bldg</b>			<b>51,600</b>	<b>Total</b>		<b>51,600</b>

PERRY  
Name: JANIA, JANUSZ J

**Valuation Report**

12/13/2024  
Page 414  
007-005+010  
63 NASH LN

Account: 832

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	320,000	359,200	679,200	320,000	359,200	679,200

PERRY  
 Name: FOUNTAIN, ALICE CHRISTINE  
 FOUNTAIN, SUSAN  
 Account: 357 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 415  
 007-006  
 91 LAMOND LN

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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 Garae	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: WEIR, SHARON (L/E)  
 REGAN, LAURIE JEAN & WEIR, JOHN S  
 Account: 475 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 416  
 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: LAMOND JR,JOHN F & ELLEN LAMOND  
 WAKELEY, KATHERINE  
 Account: 356 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 417  
 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

<b>Acpt Land</b>	54,200	<b>Accepted Bldg</b>	94,600	<b>Total</b>	148,800
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: WEINHOFER, PATRICIA

**Valuation Report**

12/13/2024

Page 418

Map/Lot:

007-009

Account: 206 Card: 1 of 1

Location:

133 LAMOND LN

Neighborhood 19 SHORE RD

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

**Sale Data**  
Sale Date 03/29/2024  
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 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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	102,278	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	1975	192	C 100	1.634	Ava.	82%	100%	100%	1.340
Wood Deck	1975	220	C 100	2.010	Ava.	82%	100%	100%	1.648
Outbuilding Total									2,988

<b>Acpt Land</b>	54,200	<b>Accepted Bldg</b>	105,300	<b>Total</b>	159,500
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: THOMSON, RANDALL RAY  
 THOMSON, STACY JO

**Valuation Report**

12/13/2024

Page 419

Account: 211 Card: 1 of 1

Map/Lot:  
 Location:

007-011  
 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**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Typical	Typical	Average	Typical	191,684	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100%	100%	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: SZATKOWSKI, BARBARA  
 SZATKOWSKI, MICHAEL

**Valuation Report**

12/13/2024  
 Page 420  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		109,300	<b>Accepted Bldg</b>		0	<b>Total</b>	109,300

PERRY  
 Name: ROW, PETER L  
 ROW, GORDON T

**Valuation Report**

12/13/2024  
 Page 421  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		19,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						19,600

PERRY  
Name: MORRISON, GERALD

**Valuation Report**

12/13/2024  
Page 422  
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**

12/13/2024  
Page 423  
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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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**

12/13/2024  
Page 424  
007-012-001  
54 GLEASON RD

Account: 491

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	91,100	171,400	262,500	91,100	171,400	262,500



PERRY  
 Name: VERZOSA, ANDRES A

**Valuation Report**

12/13/2024  
 Page 425  
 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		

<b>Acpt Land</b>	18,000	<b>Accepted Bldg</b>	0	<b>Total</b>	18,000
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: MCPHAIL, PETER L  
 MCPHAIL, TAMMY S

**Valuation Report**

12/13/2024

Page 426

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	136.00	1,652	100%		1,652
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 17.60						Land Total 42,452

**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**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	192,260
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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** 42,500 **Accepted Bldg** 207,800 **Total** 250,300

PERRY  
Name: FARRIS, JEAN (LIFE ESTATE)

**Valuation Report**

12/13/2024

Page 427

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	2,940	100%		2,940
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 27.00			Land Total			70,940

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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Phys.</b>	<b>Econ.</b>	<b>Value</b>
1930	0	Typical	Typical	Average	95%	100%	92,696
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			65%	95%	100%	57,240

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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** 70,900 **Accepted Bldg** 68,600 **Total** 139,500

PERRY

Valuation Report

12/13/2024

Name: MORRISON, TROY

Page 428

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 One & 1/2 Story, Exterior Vinyl/Aluminum, Dwelling Units 1 OTHER Units-0, Foundation Concrete, Fin. Basement Area None, Heating 100% Forced Warm, Rooms 5, Bedrooms 3, Baths 1, Attic None, FirePlaces 0, Insulation Full, Unfin. Living Area NONE.

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: STANHOPE, JOHN A

**Valuation Report**

12/13/2024

Page 429

Map/Lot: 007-016

Account: 191 Card: 1 of 1

Location: 92 GLEASON RD

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: MCPHAIL, ANGUS

**Valuation Report**

12/13/2024

Page 430

Map/Lot: 007-016-001  
Location: 112 GLEASON COVE RD

Account: 1109 Card: 1 of 1

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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		95%	100%	100%	133,900	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value 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: MORRISON, GERALD S

**Valuation Report**

12/13/2024  
 Page 431  
 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

		<b>Land Description</b>					
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	

---

<b>Acpt Land</b>	52,200	<b>Accepted Bldg</b>	0	<b>Total</b>	52,200
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: MAINE, STATE OF

**Valuation Report**

12/13/2024  
Page 432  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		303,100	<b>Accepted Bldg</b>		0	
					<b>Total</b>	303,100



PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 433  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		66,100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						66,100	

PERRY  
Name: GEEL, FRANCES

**Valuation Report**

12/13/2024  
Page 434  
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
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
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			76,700	<b>Total</b>		76,700

PERRY  
Name: DANA, CANDI

**Valuation Report**

12/13/2024

Page 435

Map/Lot:

008-001-A

Location:

550 OLD COUNTY RD

Account: 906 Card: 1 of 1

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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2004	144	C 110	1.542	Ava.	93%	100%	100%	1.434
Frame Shed	2004	100	E 100	898	Poor	72%	50%	100%	324
Concrete Slab...	2004	484	D 100	1.984	Ava.	93%	100%	100%	1.845
Outbuilding Total									3,603

**Acpt Land** 0 **Accepted Bldg** 120,400 **Total** 120,400

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 436  
 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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		26,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						26,900

PERRY  
 Name: DANA, DONNELL

**Valuation Report**

12/13/2024  
 Page 437  
 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
<b>Outbuilding Total</b>									<b>13,439</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		13,400	<b>Total</b>		13,400

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 438  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		28,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						28,800

PERRY  
Name: LACOUTE, TONY

**Valuation Report**

12/13/2024

Page 439

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								
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	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		110,500	<b>Total</b>		110,500	

PERRY

**Valuation Report**

12/13/2024

Name: GRENIER, ERIC

Page 440

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
<b>Outbuilding Total</b>									<b>818</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		800	<b>Total</b>		800



PERRY  
Name: CURTIS, CHARLES P

**Valuation Report**

12/13/2024  
Page 441  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Accpt Land</b>		28,100	<b>Accepted Bldg</b>		16,900	<b>Total</b>			45,000

PERRY  
 Name: SMITH, MICHAEL TODD  
 SMITH, LISA MARIE

**Valuation Report**

12/13/2024  
 Page 442  
 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: BARRETT, JACOB T  
 BARRETT, SUZANNE SAUNDERS  
 Account: 718 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 443  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		32,000	<b>Accepted Bldg</b>		0	<b>Total</b>	32,000

PERRY  
Name: CARVER SHELLFISH, INC

**Valuation Report**

12/13/2024

Page 444

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: COATS, GREGORY  
 COATS, HOLLY

**Valuation Report**

12/13/2024  
 Page 445  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		18,000	<b>Accepted Bldg</b>		0	<b>Total</b>	18,000

PERRY  
Name: DAVIS, DANIEL D SR

**Valuation Report**

12/13/2024

Page 446

Map/Lot:

008-010

Account: 532 Card: 1 of 1

Location:

3 LITTLE EGYPT RD

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Typical	Typical	Below Average	Typical	106,110	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		87%	70%	100%	64,621

<b>Outbuildings/Additions/Improvements</b>										
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: PAGE, THOMAS

**Valuation Report**

12/13/2024

Page 447

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	
<b>Acpt Land</b>		25,700	<b>Accepted Bldg</b>		0	<b>Total</b>	25,700

PERRY  
Name: CYR, KYLE K

**Valuation Report**

12/13/2024  
Page 448  
008-011-001  
82 US RTE ONE

Account: 761 Card: 1 of 1 Map/Lot: Location:

Neighborhood 5	ROUTE 1					<b>Sale Data</b>
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Below Average	Inadeq.	96,935
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		85%	95%	100%
						<b>Value(Rcnld)</b>
						78,275

<b>Acpt Land</b>	35,500	<b>Accepted Bldg</b>	78,300	<b>Total</b>	113,800
------------------	--------	----------------------	--------	--------------	---------



PERRY  
 Name: POTTLE, THOMAS R  
 POTTLE, JOYCE M

**Valuation Report**

12/13/2024

Page 449

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61.00	Acres-Mixed Wood	165.00	8,153	100%		8,153
8.00	Acres-Hardwood	129.00	836	100%		836
Total Acres 69.00			Land Total			8,989
<b>Accpt Land</b>		9,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						9,000

PERRY  
Name: BEAL, ELISABETH

**Valuation Report**

12/13/2024

Page 450

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  
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
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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	125,663	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	2000	128	B 100	1.592	Ava.	91%	100%	100%	1.449
Wood Deck	2000	128	B 100	1.592	Ava.	91%	100%	100%	1.449
Frame Shed	2000	100	E 100	898	Ava.	91%	100%	100%	817
Stable w/Loft	2000	980	E 100	6.439	Fair	81%	100%	100%	5.216
Outbuilding Total									8,931

**Acpt Land** 26,600 **Accepted Bldg** 134,600 **Total** 161,200

PERRY  
 Name: BEAL, PEYTON FOREST R  
 BEAL, ALICE

**Valuation Report**

12/13/2024

Page 451

Account: 269 Card: 1 of 1

Map/Lot:  
 Location:

008-012-002  
 LITTLE EGYPT RD

Neighborhood 24 EGYPT RD

Sale Data	
Sale Date	05/11/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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	
29.00	Acres-Rear Land 2	450.00	13,050	100%		13,050	
Total Acres 30.00			Land Total		23,850		
<b>Acpt Land</b>		23,900	<b>Accepted Bldg</b>		0	<b>Total</b>	23,900

PERRY  
Name: SURLES, DALTON

**Valuation Report**

12/13/2024

Page 452

Map/Lot:

008-012-002-A

Account: 1129 Card: 1 of 1

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

<b>Outbuildings/Additions/Improvements</b>				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
<b>Outbuilding Total</b>									<b>8,065</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>			8,100	<b>Total</b>	8,100

PERRY  
Name: BEAL, FOREST R

**Valuation Report**

12/13/2024

Page 453

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
<b>Functional Obsolescence</b>							<b>Value(Rcnld)</b>
None		None		94%	100%	100%	169,244

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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: CURTIS, CHARLES

**Valuation Report**

12/13/2024

Page 454

Map/Lot:

008-013

Location:

LITTLE EGYPT RD

Account: 971 Card: 1 of 1

Neighborhood 24 EGYPT RD

Sale Data	
Sale Date	02/26/2020
Sale Price	29,700
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
42.00	Acres-Rear Land 2	450.00	18,900	100%		18,900
Total Acres 43.00			Land Total			29,700

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storr Frame	1980	600	B 100	17.424	Fair	72%	100%	100%	12,545	
Outbuilding Total									12,545	
<b>Acpt Land</b>		29,700		<b>Accepted Bldg</b>		12,500		<b>Total</b>	42,200	

PERRY  
Name: DEVOTO, MARK

**Valuation Report**

12/13/2024

Page 455

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		21,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						21,500	

PERRY  
 Name: SPEARIN, RONALD  
 SPEARIN, MARY ANNE  
 Account: 738 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 456  
 008-014  
 LITTLE EGYPT RD

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		19,500	<b>Accepted Bldg</b>		0	<b>Total</b>	19,500



PERRY  
 Name: LEATHERMAN, ROBERT CARL

**Valuation Report**

12/13/2024

Page 457

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: CARTER, FORREST LIFE ESTATE  
 C/O JUANITA CARTER

**Valuation Report**

12/13/2024

Page 458

Account: 535 Card: 1 of 1

Map/Lot:  
 Location:

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
					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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		89%	100%	100%
						<b>Value(Rcnd)</b>
						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: BEAL, TIFFANY

**Valuation Report**

12/13/2024  
Page 459  
008-016-001  
LITTLE EGYPT RD

Account: 1072 Card: 1 of 1 Map/Lot:  
Location:

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		17,100	<b>Accepted Bldg</b>		0	<b>Total</b> 17,100

PERRY  
 Name: POTTLE, THOMMAS R  
 POTTLE, JOYCE M

**Valuation Report**

12/13/2024  
 Page 460  
 008-016-002  
 LITTLE EGYPT RD

Account: 1141 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 24 EGYPT RD

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

**Sale Data**  
 Sale Date 08/19/2016  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		3,200	<b>Accepted Bldg</b>		0	<b>Total</b>	3,200

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 461  
 008-017  
 US RTE ONE

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
<b>Acpt Land</b>		145,400	<b>Accepted Bldg</b>		45,100	<b>Total</b>		190,500	

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 462  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		75,900	<b>Accepted Bldg</b>		0	<b>Total</b>	75,900

PERRY  
 Name: PIONEER BROADBAND

**Valuation Report**

12/13/2024  
 Page 463  
 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
									<b>Outbuilding Total</b>	<b>29,963</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		30,000	<b>Total</b>		30,000	

PERRY  
 Name: SPEARIN, RONALD ALBERT III  
 SPEARIN, MARY A

**Valuation Report**

12/13/2024

Page 464

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		38,000	<b>Accepted Bldg</b>		0	<b>Total</b>	38,000



PERRY  
 Name: CANTWELL, WALTON  
 CANTWELL, JUDITH

**Valuation Report**

12/13/2024  
 Page 465  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		4,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						4,700	

PERRY  
Name: BISHOP, FRANK

**Valuation Report**

12/13/2024

Page 466

Map/Lot:

008-020-002

Location:

LITTLE EGYPT RD OFF

Account: 1073 Card: 1 of 1

Neighborhood 24 EGYPT RD

**Sale Data**  
Sale Date 09/20/2019  
Sale Price 28,000  
Sale Type Land & Buildings  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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
<b>Acpt Land</b>		8,900	<b>Accepted Bldg</b>		2,600	<b>Total</b>		11,500		

PERRY  
 Name: CANTWELL, WALTON  
 CANTWELL, JUDITH

**Valuation Report**

12/13/2024  
 Page 467  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		8,000	<b>Accepted Bldg</b>			1,600	<b>Total</b>		9,600

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 468

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		45,600	<b>Accepted Bldg</b>		0	<b>Total</b>	45,600

PERRY  
 Name: POTTLE, THOMAS

**Valuation Report**

12/13/2024

Page 469

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Softwood	136.00	3,745	100%		3,745
66.00	Acres-Hardwood	129.00	6,896	100%		6,896
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 100.00			Land Total			16,641
<b>Accpt Land</b>		16,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						16,600

PERRY  
 Name: POTTLE, THOMAS R  
 POTTLE, JOYCE M

**Valuation Report**

12/13/2024

Page 470

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Softwood	136.00	1,542	100%		1,542
56.00	Acres-Mixed Wood	165.00	7,484	100%		7,484
32.00	Acres-Hardwood	129.00	3,344	100%		3,344
Total Acres 102.00			Land Total			12,370
<b>Acpt Land</b>		12,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						12,400

PERRY  
 Name: POTTLE, ANDREW J  
 POTTLE, DEBORAH A  
 Account: 602 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 471  
 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Typical	Typical	Average	Typical	190,898
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	181,353	

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	2015	100	B 100	1.312	Ava.	1.246
Wood Deck	2015	180	B 100	2.112	Ava.	2.006
Open Frame Porch	2015	90	B 100	1.058	Ava.	1.005
Frame Garage	2015	784	B 100	21.650	Ava.	20.568
Unfinished Attic	2015	784	B 100	2.720	Ava.	2.584
Carport/Canopy	2020	240	B 100	2.525	Ava.	2.399
Outbuilding Total						29,808

**Acpt Land** 18,400 **Accepted Bldg** 211,200 **Total** 229,600

PERRY  
Name: MAINE STATE OF

**Valuation Report**

12/13/2024

Page 472

Map/Lot:

008-028

Account: 988 Card: 1 of 1

Location:

TRACKS

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

		<b>Land Description</b>				
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	
<b>Accpt Land</b>		15,600	<b>Accepted Bldg</b>		0	
					<b>Total</b>	15,600



PERRY  
 Name: NEWCOMB, WILLIAM B  
 NEWCOMB, ANABEL

**Valuation Report**

12/13/2024

Page 473

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	136.00	10,906	100%		10,906
233.00	Acres-Mixed Wood	165.00	31,140	100%		31,140
247.00	Acres-Hardwood	129.00	25,809	100%		25,809
Total Acres 638.00			Land Total			116,476

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	Phy	Func	Econ	Value Rcnld
1 & 3/4 Storv Fr	2015	400	B 110	16.494	Good	95%	100%	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** 116,500 **Accepted Bldg** 292,500 **Total** 409,000

PERRY  
 Name: NEWCOMB, WILLIAM B  
 NEWCOMB, ANABEL

**Valuation Report**

12/13/2024  
 Page 474  
 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
<b>Outbuilding Total</b>									<b>86,542</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			86,500	<b>Total</b>	86,500

PERRY  
Name: NEWCOMB, WILLIAM B  
NEWCOMB, ANABEL  
Account: 520

**Valuation Report**

Map/Lot:  
Location:

12/13/2024  
Page 475  
009-001+008  
SO MEADOW RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	116,500	292,500	409,000	116,500	292,500	409,000
2	0	86,500	86,500	0	86,500	86,500
<b>TOTAL</b>	116,500	379,000	495,500	116,500	379,000	495,500

PERRY  
 Name: CALDER, JODI M  
 CALDER, JAMIE M

**Valuation Report**

12/13/2024

Page 476

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: PEARSON, JAMES W JR  
 PEARSON, TAMERA E

**Valuation Report**

12/13/2024

Page 477

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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
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: NEWCOMB, WILLIAM B

**Valuation Report**

12/13/2024

Page 478

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, RANDY S  
 NEWCOMB, TRUDY L

**Valuation Report**

12/13/2024

Page 479

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	100%	100%
						<b>Value(Rcnld)</b>
						65,446

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value
One Storv Frame	1890	130	C 100	2.746	Ava.	1.785
Unfin Basement	1890	130	C 100	3.288	Ava.	2.137
Two Storv Frame	1996	768	C 110	26.408	Ava.	23.767
Wood Deck	1996	136	C 100	1.338	Ava.	870
2S Frame Garaae	1993	1500	C 110	45.292	Ava.	40.310
Frame Shed	1993	600	C 100	6.907	Ava.	6.147
Outbuilding Total						75,016

**Acpt Land** 20,300 **Accepted Bldg** 140,500 **Total** 160,800

PERRY  
Name: NEWCOMB, DEBORAH

**Valuation Report**

12/13/2024

Page 480

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



PERRY  
 Name: NEWCOMB, WILLIAM B

**Valuation Report**

12/13/2024

Page 481

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		14,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						14,900	

PERRY  
Name: NEWCOMB, DOLLY A

**Valuation Report**

12/13/2024

Page 482

Map/Lot:

009-008-002

Account: 513 Card: 1 of 1

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							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1950	0	Typical	Typical	Average	Typical		84,126
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		73%	95%	100%	58,341

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1950	208	C 100	4.393	Ava.	73%	95%	100%	3.047	
Unfin Basement	1950	208	C 100	3.646	Ava.	73%	95%	100%	2.529	
Wood Deck	2010	651	C 100	5.458	Ava.	73%	95%	100%	3.785	
Frame Shed	1950	375	E 100	2.304	Ava-	68%	100%	100%	1.567	
Frame Shed	1950	120	E 100	1.000	Ava-	68%	100%	100%	680	
Outbuilding Total									11,608	

<b>Acpt Land</b>	18,200	<b>Accepted Bldg</b>	69,900	<b>Total</b>	88,100
------------------	--------	----------------------	--------	--------------	--------

PERRY  
Name: NEWCOMB, WILLIAM B

**Valuation Report**

12/13/2024

Page 483

Map/Lot: 009-009

Account: 518 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	18,500

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 484

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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		79,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						79,200

PERRY  
Name: FRANCIS, EUNICE

**Valuation Report**

12/13/2024

Page 485

Account: 1154 Card: 1 of 1

Map/Lot:  
Location:

009-010-A  
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		95%	75%	100%	69,132
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		69,100	<b>Total</b>	69,100

PERRY  
 Name: NEWCOMB, GREGORY S  
 NEWCOMB, LOUISE

**Valuation Report**

12/13/2024

Page 486

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

PERRY  
 Name: CURTIS, JILL M  
 CURTIS, COREY L

**Valuation Report**

12/13/2024

Page 487

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 Drilled WellSeptic System  
 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-Baselot (Fract)	15,000.00	15,000	100%		15,000
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 23,700

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
						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		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
2001	0	Typical	Typical	Average	Typical		120,322
<b>Functional Obsolescence</b>							<b>Value(Rcnld)</b>
None		None		92%	100%	100%	110,696

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2001	256	C 110	2.342	Ava.	92%	100%	100%	2.155	
Open Frame Porch	2001	256	C 110	2.342	Ava.	92%	100%	100%	2.155	
Wood Deck	2001	320	C 110	3.091	Ava.	92%	100%	100%	2.844	
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									28,454	

**Acpt Land** 23,700 **Accepted Bldg** 139,200 **Total** 162,900

PERRY  
 Name: DOW,TAMMY;PERRY,STEPHANIE;STEVENS,  
 STEVENS,TIMOTHY & STEVENS,GREGORY  
 Account: 745 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 488  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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								
<b>Acpt Land</b>		13,800	<b>Accepted Bldg</b>		200	<b>Total</b>		14,000								



PERRY  
 Name: GLEASON, WILLIAM  
 CINQUE, JENNIFER L

**Valuation Report**

12/13/2024

Page 489

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
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: HASTINGS, GREGORY A

**Valuation Report**

12/13/2024

Page 490

Map/Lot: 009-013-001

Account: 264 Card: 1 of 1

Location: 343 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

Sale Date 01/01/1998  
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**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	Typical	Typical	Average	Typical	183,896	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		94%	95%	100%	164,219

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: MITCHELL, DANA  
 MITCHELL, ROSA

**Valuation Report**

12/13/2024

Page 491

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: POTTLE, SANDRA

**Valuation Report**

12/13/2024

Page 492

Map/Lot:  
Location:

009-015+008-026

507 SOUTH MEADOW RD

Account: 604 Card: 1 of 2

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	136.00	34,700	100%		34,700
33.00	Acres-Mixed Wood	165.00	4,410	100%		4,410
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			98,531

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** 98,500 **Accepted Bldg** 140,200 **Total** 238,700

PERRY  
Name: POTTLE, SANDRA

**Valuation Report**

12/13/2024

Page 493

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
20.00	Acres-Hardwood	129.00	2,090	100%	2,090	
1.00	Acres-Class 2 Rds	1,200.00	1,200	100%	1,200	
Total Acres 21.00			Land Total		3,290	
<b>Accpt Land</b>		3,300	<b>Accepted Bldg</b>		0	
					<b>Total</b> 3,300	

PERRY  
Name: POTTLE, SANDRA

**Valuation Report**

12/13/2024

Page 494

Map/Lot:

009-015+008-026

Location:

507 SOUTH MEADOW RD

Account: 604

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	98,500	140,200	238,700	98,500	140,200	238,700
2	3,300	0	3,300	3,300	0	3,300
<b>TOTAL</b>	101,800	140,200	242,000	101,800	140,200	242,000

PERRY  
 Name: CONSTANT, JOHN  
 CONSTANT, KAREN

**Valuation Report**

12/13/2024

Page 495

Account: 127 Card: 1 of 2

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: CONSTANT, JOHN  
 CONSTANT, KAREN

**Valuation Report**

12/13/2024

Page 496

Account: 127 Card: 2 of 2

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storv Frame	1940	288	C 100	6.083	C Gr	86%	100%	100%	5.231
Two Storv Frame	1940	400	C 100	12.504	C Gr	86%	100%	100%	10.753
Unfin Basement	1940	400	C 100	4.527	C Gr	86%	100%	100%	3.893
Wood Deck	1940	84	C 100	922	C Gr	86%	100%	100%	793
Open Frame Porch	2018	240	C 100	2.005	C Gr	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
<b>Accpt Land</b>		19,000	<b>Accepted Bldg</b>		46,800	<b>Total</b>			65,800



PERRY  
Name: CONSTANT, JOHN  
CONSTANT, KAREN  
Account: 127

**Valuation Report**

12/13/2024  
Page 497  
009-016  
555 SOUTH MEADOW RD

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	19,000	123,900	142,900	19,000	123,900	142,900
2	19,000	46,800	65,800	19,000	46,800	65,800
<b>TOTAL</b>	38,000	170,700	208,700	38,000	170,700	208,700

PERRY  
 Name: POTTLE, SANDRA

**Valuation Report**

12/13/2024

Page 498

Map/Lot: 009-017

Account: 94 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

Sale Date 04/19/2011  
 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 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: MANGINI, CHARLES

**Valuation Report**

12/13/2024

Page 499

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

<b>Land Description</b>							
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	
<b>Accpt Land</b>		35,900	<b>Accepted Bldg</b>		0	<b>Total</b>	35,900

PERRY  
 Name: MANGINI, CHARLES

**Valuation Report**

12/13/2024

Page 500

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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		9,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						9,700

PERRY  
Name: BRICE, COLEMAN

**Valuation Report**

12/13/2024

Page 501

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Poor	Typical	72,507
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Delapidation		None		51%	48%	100%
						17,750

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1955	132	D 100	1.725	Poor	Phy 51%	Func 48%	Econ 100%	422
Frame Garae	1955	280	E 100	4.378	Poor	Phy 51%	Func 50%	Econ 100%	1,116
Outbuilding Total									1,538

**Acpt Land** 18,400 **Accepted Bldg** 19,300 **Total** 37,700

PERRY  
Name: STOREY, JOSEPH

**Valuation Report**

12/13/2024

Page 502

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	14	X66 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: WOODMAN, TIMOTHY

**Valuation Report**

12/13/2024

Page 503

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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		24,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						24,900

PERRY  
 Name: WOODMAN, TIMOTHY D

**Valuation Report**

12/13/2024  
 Page 504

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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		15,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						15,500



PERRY  
Name: MITCHELL, SUSAN J

**Valuation Report**

12/13/2024

Page 505

Map/Lot:

009-025

Account: 630 Card: 1 of 1

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

<b>Acpt Land</b>	60,800	<b>Accepted Bldg</b>	128,000	<b>Total</b>	188,800
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: DEWAR, WILLIAM  
 LEHNEN, LEHNEN,SUSAN  
 Account: 1042 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 506  
 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				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: TAYLOR, KYLE M  
 TAYLOR, TANDRA M  
 Account: 1131 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 507  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		18,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						18,300

PERRY  
 Name: MAUSER, WHITNEY A

**Valuation Report**

12/13/2024

Page 508

Account: 327 Card: 1 of 1

Map/Lot:  
 Location:

009-026-001+002  
 GOLDING RD

Neighborhood 12 GOLDING RD

Zoning/Use Residential .  
 Topography Rolling  
 Utilities Drilled Well  
 Street Gravel

**Sale Data**  
 Sale Date 11/30/2020  
 Sale Price 314,000  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		12,600	<b>Accepted Bldg</b>		0	<b>Total</b> 12,600	

PERRY  
 Name: TURNER, JOHN  
 TURNER, IVY

**Valuation Report**

12/13/2024

Page 509

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		93%	100%	100%	170,476

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnd
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: BITAR, NICHOLAS C  
 BITAR, ANNE L

**Valuation Report**

12/13/2024  
 Page 510  
 009-027-001  
 GOLDING RD

Account: 879 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 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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

PERRY  
Name: MAUSER, WHITNEY A

**Valuation Report**

12/13/2024

Page 511

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		83%	100%	100%
						Value 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: TINKER, KAREN

**Valuation Report**

12/13/2024

Page 512

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		17,100	<b>Accepted Bldg</b>		0	
					<b>Total</b>	17,100



PERRY  
Name: TINKER, DAVID SR

**Valuation Report**

12/13/2024

Page 513

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
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
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		85,900	<b>Total</b>
							85,900

PERRY  
Name: JOHNSON, NANCY  
LIFE ESTATE

**Valuation Report**

12/13/2024

Page 514

Account: 666 Card: 1 of 1

Map/Lot:  
Location:

009-031  
7 RICKS WAY

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. %	Value(Rcnld)	
None	None	67%	92%	100%	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: CANDELMO, ANTHONY E

**Valuation Report**

12/13/2024  
Page 515  
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			Total Fctr	Influence	Value
Units	Method - Description	Price/Unit			
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					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		45,486
1977	0	Typical	Typical	Average			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			83%	100%	100%	37,753

Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld
Frame Shed	1977	96	D 100	1.440 Ava.	83%	100%	100%	1,195
Outbuilding Total								1,195

**Accpt Land** 15,100 **Accepted Bldg** 38,900 **Total** 54,000

PERRY  
Name: BAXTER, JOHN

**Valuation Report**

12/13/2024

Page 516

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) 50 0 0 Land Schedule 1

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Typical	Typical	Average	Typical	39,149
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		85%	100%	100%
						<b>Value(Rcnld)</b>
						33,277

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	1982	160	E 100	1.205	Ava.	1,024
Frame Shed	1983	120	E 100	1.000	Ava.	850
Outbuilding Total						1,874

**Acpt Land** 18,200 **Accepted Bldg** 35,200 **Total** 53,400

PERRY  
 Name: BASSETT, KINAP ABRAM  
 BASSETT, JASMINE AURORA  
 Account: 427 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 517  
 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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Average	Typical	124,696
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	100% 100%	104,745

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1980	384	B 100	4.152	Ava.	3.488
Encl Frame Porch	1980	35	B 100	1.391	Ava.	1.168
Bulkhead	1980	30	B 100	1.328	Ava.	1.116
Wood Deck	1980	110	B 100	1.412	Ava.	1.186
Frame Garage	1980	624	B 100	18.252	Ava.	15.332
Outbuilding Total						22,290

**Acpt Land** 22,100 **Accepted Bldg** 127,000 **Total** 149,100

PERRY  
Name: DANSEREAU, BRAD

**Valuation Report**

12/13/2024

Page 518

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	Percent Good			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

<b>Acpt Land</b>	22,500	<b>Accepted Bldg</b>	92,900	<b>Total</b>	115,400
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 519

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

		<b>Land Description</b>				
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

---

<b>Accpt Land</b>	51,600	<b>Accepted Bldg</b>	0	<b>Total</b>	51,600
-------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: STEVENS, ERIN

**Valuation Report**

12/13/2024

Page 520

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
<b>Outbuilding Total</b>									<b>25,043</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			25,000	<b>Total</b>	25,000



PERRY  
Name: SOCKBESON, CHRISTOPHER

**Valuation Report**

12/13/2024  
Page 521  
009-035-B  
GOLDING RD

Account: 184 Card: 1 of 1 Map/Lot: Location:

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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	Typical	Typical	Average	Typical	100,327	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		95%	100%	100%	95,311
<b>Accpt Land</b>		0	<b>Accepted Bldg</b>		95,300	<b>Total</b>	95,300

PERRY  
 Name: RICKER, MICHAEL J

**Valuation Report**

12/13/2024  
 Page 522  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		44,600	<b>Accepted Bldg</b>		0	<b>Total</b>	44,600

PERRY  
 Name: MCPHAIL, BEVERLY

**Valuation Report**

12/13/2024  
 Page 523  
 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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		27,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						27,900

PERRY  
 Name: LALANDE, LINDA L  
 LALANDE, RAYMOND G  
 Account: 1013 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 524  
 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: DUBOIS, MICHELLE L

**Valuation Report**

12/13/2024  
 Page 525  
 009-038  
 US RTE 1

Account: 582 Card: 1 of 1  
 Map/Lot: Location:

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		

<b>Acpt Land</b>	38,800	<b>Accepted Bldg</b>	0	<b>Total</b>	38,800
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: EARLEY, JOHN M  
 EARLEY, KATHLEEN R  
 Account: 393 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 526  
 Map/Lot: 009-040  
 Location: 1244 US RTE ONE

Neighborhood 5	ROUTE 1					<b>Sale Data</b>
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Below Average	Typical	74,458	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		68%	95%	100%	48,100

<b>Outbuildings/Additions/Improvements</b>							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Frame Shed	1960	432	E 100	2.595	Fair	Phy 63% Func 100% Econ 100%	1.635
Frame Shed	1960	64	E 100	714	Poor	Phy 53% Func 50% Econ 100%	189
Outbuilding Total							1,824

<b>Acpt Land</b>	32,900	<b>Accepted Bldg</b>	49,900	<b>Total</b>	82,800
------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: TURNER, CHRISTINA

**Valuation Report**

12/13/2024  
 Page 527  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		22,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						22,400	

PERRY  
 Name: RUSSELL, CLIFFORD A  
 RUSSELL, JUNE E

**Valuation Report**

12/13/2024  
 Page 528  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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 Garae	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: MACHIAS CHRISTIAN FELLOWSHIP

**Valuation Report**

12/13/2024

Page 529

Map/Lot: 009-042

Account: 910 Card: 1 of 1

Location: 1292 US RTE ONE

Neighborhood 5	ROUTE 1					<b>Sale Data</b>
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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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

<b>Acpt Land</b>	34,300	<b>Accepted Bldg</b>	164,200	<b>Total</b>	198,500
------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: JOHNSON, SETH JR

**Valuation Report**

12/13/2024

Page 530

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	Value Rcnld
Wood Deck	2007	240	C 100	2.170	Ava.	2.040
Frame Shed	1993	352	E 100	2.186	Ava.	1.946
Outbuilding Total						3,986

<b>Acpt Land</b>	24,600	<b>Accepted Bldg</b>	65,700	<b>Total</b>	90,300
------------------	--------	----------------------	--------	--------------	--------

PERRY  
Name: MAKER, FRANKLIN

**Valuation Report**

12/13/2024

Page 531

Map/Lot:

009-044

Account: 782 Card: 1 of 1

Location:

1314 US RTE ONE

Neighborhood 5	ROUTE 1	<b>Sale Data</b>	
Zoning/Use	Residential .	Sale Date	07/15/2013
Topography	Rolling	Sale Price	25,000
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Paved	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

<b>Land Description</b>		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Value(Rcnld)</b>	
1980	0	Typical	Typical	Average	Typical	52,559	
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None	None	84%	100%	100%		44,150	

<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
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	
<b>Outbuilding Total</b>									<b>1,825</b>	

<b>Acpt Land</b>	25,400	<b>Accepted Bldg</b>	46,000	<b>Total</b>	71,400
------------------	--------	----------------------	--------	--------------	--------

PERRY  
Name: KINNEY, DENNIS

**Valuation Report**

12/13/2024

Page 532

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						
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									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value 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

<b>Acpt Land</b>	26,000	<b>Accepted Bldg</b>	117,800	<b>Total</b>	143,800
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: NORTON, BRUCE M JR

**Valuation Report**

12/13/2024  
 Page 533  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Accpt Land</b>		33,400	<b>Accepted Bldg</b>		7,400	<b>Total</b>		40,800	

PERRY  
Name: LEDDY, MICHAEL E

**Valuation Report**

12/13/2024

Page 534

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
						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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1810	1920	Typical	Modern	Below Average	Typical		126,862
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: HOLLOWAY, BRITANI

**Valuation Report**

12/13/2024

Page 535

Map/Lot: 009-049

Account: 916 Card: 1 of 1

Location: 1362 US RTE ONE

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>					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

<b>Acpt Land</b>	53,400	<b>Accepted Bldg</b>	91,600	<b>Total</b>	145,000
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: NIXON,GARY;

**Valuation Report**

12/13/2024

Page 536

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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
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
						Phy	Func	Econ	
One Storv Frame	1900	288	D 110	5.487	Ava-	60%	95%	100%	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: SPINNEY,JOHN L;THERIAULT,KAREN A 1/2 &  
 SPINNEY,JAMES H & RONALD J 1/2  
 Account: 732 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 537  
 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		
<b>Acpt Land</b>		22,100	<b>Accepted Bldg</b>		0	<b>Total</b>	22,100

PERRY  
 Name: PERRY, TOWN OF  
 FIRE DEPARTMENT POND

**Valuation Report**

12/13/2024  
 Page 538  
 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		7,500	<b>Accepted Bldg</b>		0	<b>Total</b>	7,500

PERRY  
 Name: SHEA, EILEEN W  
 BARKLEY, STEVEN C  
 Account: 812 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 539  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		13,900	<b>Accepted Bldg</b>		0	<b>Total</b>	13,900

PERRY  
 Name: MACNICHOL, SCOTT

**Valuation Report**

12/13/2024

Page 540

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

<b>Land Description</b>						
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

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

PERRY  
Name: MACNICHOL, SCOTT

**Valuation Report**

12/13/2024

Page 541

Map/Lot:

009-055

Account: 246 Card: 1 of 1

Location:

20 JOHNSON RD

Neighborhood 2 JOHNSON RD

**Sale Data**

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

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. %	Value(Rcnld)	
None	None	70%	95%	100%	59,428	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
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: MACNICHOL, SCOTT

**Valuation Report**

12/13/2024

Page 542

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	Raised Seam Metal	Roof		910
						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	146,519
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	127,472	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			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** 159,000 **Total** 176,400

PERRY  
Name: MCPHAIL, ANGUS B

**Valuation Report**

12/13/2024  
Page 543  
009-057

Account: 1175 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 2 JOHNSON RD

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

Reference 1

Reference 2

Tran/Land/Bldg 0 7 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
93.10	Acres-Rear Land 4	1,000.00	93,100	100%	93,100	
Total Acres 93.10				Land Total	93,100	
<b>Acpt Land</b>		93,100	<b>Accepted Bldg</b>	0	<b>Total</b>	93,100

PERRY  
 Name: MCPHAIL, JEVAN J

**Valuation Report**

12/13/2024

Page 544

Map/Lot:

009-057-001

Location:

52 JOHNSON RD

Account: 309 Card: 1 of 1

Neighborhood 2 JOHNSON RD

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

**Sale Data**  
 Sale Date 06/05/2023  
 Sale Price 15,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 9 0 0  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Misc (Fract)	12,000.00	12,000	100%		12,000	
7.90	Acres-Rear Land 2	450.00	3,555	100%		3,555	
0.00	# -Lot Improvements	3,000.00	6,000	100%		0	
Total Acres 8.90			Land Total			15,555	
<b>Accpt Land</b>		15,600	<b>Accepted Bldg</b>		0	<b>Total</b>	15,600



Neighborhood 5	ROUTE 1	<b>Sale Data</b>	
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition	Layout		
1900	1960	Typical	Typical	Average	Typical		93,195
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	95%	100%	57,548

<b>Outbuildings/Additions/Improvements</b>									
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

<b>Acpt Land</b>	33,600	<b>Accepted Bldg</b>	69,000	<b>Total</b>	102,600
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: SPINNEY, RONALD J  
 SPINNEY, ELAINE R

**Valuation Report**

12/13/2024  
 Page 546  
 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

		<b>Land Description</b>					
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		

---

<b>Acpt Land</b>	21,500	<b>Accepted Bldg</b>	0	<b>Total</b>	21,500
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: SPINNEY, RONALD

**Valuation Report**

12/13/2024  
Page 547  
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

<b>Outbuildings/Additions/Improvements</b>					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
<b>Outbuilding Total</b>									<b>3,756</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		3,800	<b>Total</b>		3,800

PERRY  
 Name: BRAGG, KYLE T  
 BRAGG, EVA L

**Valuation Report**

12/13/2024

Page 548

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) 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
2.54	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: CLARK, DANA

**Valuation Report**

12/13/2024  
Page 549  
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

---

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,300	<b>Accepted Bldg</b>		0	<b>Total</b>	18,300

---

PERRY  
 Name: WATSON, STEPHEN  
 WATSON, ERIN

**Valuation Report**

12/13/2024

Page 550

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 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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	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: CHADWICK, JEREMY CLARK

**Valuation Report**

12/13/2024  
 Page 551  
 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		

<b>Acpt Land</b>	18,700	<b>Accepted Bldg</b>	0	<b>Total</b>	18,700
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: LAGANA, LAURA

**Valuation Report**

12/13/2024  
 Page 552  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	18,500



PERRY  
Name: GRIMSHAW, W PAUL

**Valuation Report**

12/13/2024

Page 553

Map/Lot: 010-008

Account: 238 Card: 1 of 1

Location: 1359 US RTE ONE

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Above Average	Typical	155,204
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		94%	100%	100%
						145,892

<b>Acpt Land</b>	29,100	<b>Accepted Bldg</b>	145,900	<b>Total</b>	175,000
------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: MORRISON, GENEVA

**Valuation Report**

12/13/2024

Page 554

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Outbuilding Total</b>									<b>7,535</b>	
<b>Accpt Land</b>		46,300	<b>Accepted Bldg</b>		7,500	<b>Total</b>		53,800		

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
Zoning/Use	Rural.....	Sale Date 03/31/2021
Topography	Rolling	Sale Price 127,000
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Typical	Typical	Average	Typical	103,790	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	100%	100%	92,373

<b>Outbuildings/Additions/Improvements</b>										
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
<b>Outbuilding Total</b>										<b>3,414</b>

<b>Acpt Land</b>	30,100	<b>Accepted Bldg</b>	95,800	<b>Total</b>	125,900
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: TURNER, AMY

**Valuation Report**

12/13/2024

Page 556

Map/Lot:

010-010-001

Account: 1007 Card: 1 of 1

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	100%	156,778

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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: SAMIAO, FERNANDO  
 DOMINGUES, MARIA E

**Valuation Report**

12/13/2024

Page 557

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	Phy	Func	Econ	Value Rcnld
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: SAMIAO, FERNANDO  
 DOMINGUES, MARIA J

**Valuation Report**

12/13/2024  
 Page 558  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		14,900	<b>Accepted Bldg</b>		0	<b>Total</b>	14,900

PERRY  
Name: MORRISON, GALE M

**Valuation Report**

12/13/2024  
Page 559  
010-013  
US RTE ONE

Account: 497 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 11/01/2000  
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) Land Schedule 2

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							Percent Good	Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func Econ	Rcnld
Frame Shed	1955							100
----- S O U N D V A L U E -----								100
<b>Outbuilding Total</b>								<b>100</b>
<b>Accpt Land</b>		28,500	<b>Accepted Bldg</b>		100	<b>Total</b>		28,600

PERRY  
 Name: OWEN, CHRISTOPHER M  
 OWEN, DEBORA P

**Valuation Report**

12/13/2024

Page 560

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

<b>Land Description</b>						
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	136.00	8,482	100%		8,482
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
14.00	Acres-Mixed Wood	165.00	1,871	100%		1,871
Total Acres 99.50			Land Total			73,853

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition	Typical			117,927
1984	0	Typical	Typical	Average				
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None			85%	100%	100%	100,238	

<b>Outbuildings/Additions/Improvements</b>									
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** 73,900 **Accepted Bldg** 134,300 **Total** 208,200



PERRY  
 Name: RITCHIE BROTHERS WORLDWIDE,LLC

**Valuation Report**

12/13/2024

Page 561

Map/Lot: 010-016

Account: 684 Card: 1 of 1

Location: 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: BLANCHARD, DEWISEES OF BRENDA

**Valuation Report**

12/13/2024  
 Page 562  
 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  
 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
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

<b>Acpt Land</b>	62,800	<b>Accepted Bldg</b>	37,100	<b>Total</b>	99,900
------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: CURRY, DOUGLAS  
 CURRY, EILEEN

**Valuation Report**

12/13/2024  
 Page 563  
 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	136.00	771	100%		771
14.00	Acres-Mixed Wood	165.00	1,871	100%		1,871
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 40.00			Land Total			142,642

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 1999	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Layout Typical			169,875
Functional Obsolescence None	Economic Obsolescence None	Phys. % 91%	Func. % 100%	Econ. % 100%				154,586

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
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** 142,600 **Accepted Bldg** 200,800 **Total** 343,400

PERRY  
Name: POTTLE, THOMAS R

**Valuation Report**

12/13/2024

Page 564

Map/Lot:

010-018

Account: 596 Card: 1 of 1

Location:

263 SHORE RD

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
					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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		69%	100%	100%	84,281

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Frame Shed	954	30	C 100	1.082	Ava-	69%	100%	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

Account: 159 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19	SHORE RD	<b>Sale Data</b>	
Zoning/Use	Shoreland.....	Sale Date	06/01/2023
Topography	Rolling	Sale Price	0
Utilities	Drilled WellSeptic System	Sale Type	Land Only
Street	Semi-Improved	Financing	Conventional
		Verified	Buyer
		Validity	Related Parties

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

<b>Land Description</b>		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>				<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1984	0	Typical	Typical	Average	Typical		128,438
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>		
None	None	85%	100%	100%			109,172

<b>Outbuildings/Additions/Improvements</b>				<b>Percent Good</b>			<b>Value</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
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

<b>Acpt Land</b>	118,700	<b>Accepted Bldg</b>	114,800	<b>Total</b>	233,500
------------------	---------	----------------------	---------	--------------	---------

PERRY  
 Name: CRAIG, TERESA M

**Valuation Report**

12/13/2024

Page 566

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

**Accpt Land** 87,000 **Accepted Bldg** 0 **Total** 87,000

PERRY  
 Name: FICKETT, DANA W  
 FICKETT, SHARON R

**Valuation Report**

12/13/2024  
 Page 567  
 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
						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: HILL, KATHLEEN

**Valuation Report**

12/13/2024  
Page 568  
010-021  
SHORE RD

Account: 686 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 19 SHORE RD

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

**Sale Data**  
Sale Date 08/30/2023  
Sale Price 300,000  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Accpt Land</b>		129,600	<b>Accepted Bldg</b>		23,300	<b>Total</b>			152,900	



PERRY  
 Name: RITCHIE, GRAYDON JR

**Valuation Report**

12/13/2024

Page 569

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		120,500	<b>Accepted Bldg</b>		0	<b>Total</b>	120,500

PERRY  
 Name: HOOD, ROBERT  
 HOOD, SARAH

**Valuation Report**

12/13/2024

Page 570

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

**Valuation Report**

12/13/2024  
 Page 571  
 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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		65%	100%	56,183

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
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: RITCHIE, GRAYDON JR  
 RITCHIE, CYNTHIA

**Valuation Report**

12/13/2024

Page 572

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
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete			None	74%	100%	100%
						80,744

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
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: POTTLE,DOUGLAS ET AL

**Valuation Report**

12/13/2024

Page 573

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		126,200	<b>Accepted Bldg</b>		0	<b>Total</b>	126,200

PERRY  
 Name: HARRIS, SHAWN  
 HARRIS, DENISE F

**Valuation Report**

12/13/2024  
 Page 574  
 010-028  
 345 SHORE RD

Account: 38 Card: 1 of 1

Map/Lot:  
 Location:

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	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: POTTLE, DOUGLAS M  
 POTTLE, ANITA G

**Valuation Report**

12/13/2024  
 Page 575  
 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							Total
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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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: HARRIS, GLORIA J  
 HARRIS, LEE

**Valuation Report**

12/13/2024  
 Page 576  
 010-030+031  
 356 SHORE RD

Account: 611 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 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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**

12/13/2024  
 Page 577  
 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						Land Total 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		94%	100%	100%	233,124

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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
Frame Shed	2023	180	C 110	2.876	Ava.	95%	100%	100%	2.732
Outbuilding Total									46,836

**Acpt Land** 57,100 **Accepted Bldg** 280,000 **Total** 337,100

PERRY  
 Name: DOUGHERTY, DALE R  
 DOUGHERTY, CAROL G

**Valuation Report**

12/13/2024  
 Page 578  
 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) 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
1.80	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						57,800
						Land Total

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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: POTTLE, DAVID

**Valuation Report**

12/13/2024  
Page 579  
010-033  
7 BAMAR LN

Account: 590 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19 SHORE 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
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
<b>Acpt Land</b>		90,500	<b>Accepted Bldg</b>		9,500	<b>Total</b>		100,000	

PERRY  
Name: POTTLE, MICHAEL

**Valuation Report**

12/13/2024  
Page 580  
010-033-001  
21 BAMAR LN

Account: 1025 Card: 1 of 1  
Map/Lot: Location:

Neighborhood 19	SHORE RD	<b>Sale Data</b>
Zoning/Use	Residential .	Sale Date 04/15/2020
Topography	Above Street	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Semi-Improved	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		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
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				Layout			Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>	
1996	0	Typical	Typical	Average	Typical	135,681	
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	90%	100%	100%	122,113		

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1996	80	C 110	1.730	Ava.	90%	100%	100%	1.557
Wood Deck	1996	336	C 110	3.232	Ava.	90%	100%	100%	2.909
1SFr Overhans	1996	50	C 110	1.162	Ava.	90%	100%	100%	1.046
Outbuilding Total									5,512

<b>Acpt Land</b>	57,700	<b>Accepted Bldg</b>	127,600	<b>Total</b>	185,300
------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: POTTLE, DAVID

**Valuation Report**

12/13/2024  
Page 581  
010-033-A  
SHORE RD

Account: 60 Card: 1 of 1 Map/Lot: Location:

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
<b>Outbuilding Total</b>									<b>16,111</b>

<b>Acpt Land</b>	0	<b>Accepted Bldg</b>	67,700	<b>Total</b>	67,700
------------------	---	----------------------	--------	--------------	--------

PERRY  
 Name: SHANNON, JUDITH  
 SHANNON, JILL & WILLARD

**Valuation Report**

12/13/2024

Page 582

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
Wood Deck	2023	240	C 100	2.170	Ava.	95%	100%	100%	2,062
Outbuilding Total									18,334

**Acpt Land** 97,000 **Accepted Bldg** 18,300 **Total** 115,300

PERRY  
Name: DOUGHERTY, RUTH AVERI

**Valuation Report**

12/13/2024  
Page 583  
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							Total
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							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1977	344	D 110	2.708	Ava.	83%	100%	100%	2,248	
Encl Frame Porch	1977	40	D 110	1.049	Ava.	83%	100%	100%	871	
Frame Shed	1977	192	D 100	2.244	Ava-	78%	100%	100%	1,750	
Frame Shed	1977	376	D 100	3.787	Ava.	83%	100%	100%	3,143	
Outbuilding Total									8,012	

**Acpt Land** 53,300 **Accepted Bldg** 73,000 **Total** 126,300

PERRY  
 Name: POTTLE, BASIL  
 LARA, SUSAN

**Valuation Report**

12/13/2024  
 Page 584  
 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 9 0 0  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) Land Schedule 2

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		77,400	<b>Accepted Bldg</b>		0	<b>Total</b>	77,400



PERRY  
 Name: POTTLE, BARRY E  
 POTTLE, SUZANNE L  
 Account: 588 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 585  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		91,300	<b>Accepted Bldg</b>		12,100	<b>Total</b>			103,400

PERRY  
 Name: HARRIS, LEE M  
 HARRIS, GLORIA J

**Valuation Report**

12/13/2024  
 Page 586  
 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: RAYE, FRANCES M (L/E)

**Valuation Report**

12/13/2024

Page 587

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
						Phy	Func	Econ	
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: MORRISON, GRAY B

**Valuation Report**

12/13/2024  
 Page 588  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		71,300	<b>Accepted Bldg</b>		0	<b>Total</b>	71,300

PERRY  
 Name: MORRISON,GRAY B,FRANCES KAY &

**Valuation Report**

12/13/2024  
 Page 589  
 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		
<b>Acpt Land</b>		46,000	<b>Accepted Bldg</b>		0	<b>Total</b>	46,000

PERRY  
 Name: RAYE, FRANCES M  
 LIFE ESTATE

**Valuation Report**

12/13/2024  
 Page 590  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		153,500	<b>Accepted Bldg</b>		0	<b>Total</b>	153,500

PERRY  
Name: MORRISON, GRAY B

**Valuation Report**

12/13/2024  
Page 591  
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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		143,500	<b>Accepted Bldg</b>		0	<b>Total</b>	143,500

PERRY  
 Name: SHAIN,HARRY A HEIRS

**Valuation Report**

12/13/2024  
 Page 592  
 010-038  
 425 SHORE RD

Account: 711 Card: 1 of 1 Map/Lot:  
 Location:

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							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
<b>Accpt Land</b>		80,700	<b>Accepted Bldg</b>		200	<b>Total</b>		80,900



PERRY  
 Name: MCGUIRE, WAYNE E  
 MCGUIRE, BRENDA

**Valuation Report**

12/13/2024  
 Page 593  
 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Below Average	Typical	116,700
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		89%	62%	100%
						<b>Value(Rcld)</b>
						64,395

<b>Acpt Land</b>	84,800	<b>Accepted Bldg</b>	64,400	<b>Total</b>	149,200
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: SHAIN,HARRY A HEIRS

**Valuation Report**

12/13/2024

Page 594

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		60%	89%	100%
						<b>Value(Rcnld)</b>
						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: ALLEN,JACK B & GAIL P  
 LIFE ESTATE

**Valuation Report**

12/13/2024  
 Page 595  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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

Account: 110 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 10/23/2023  
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
0.50	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	Phy	Func	Econ	Value Rcnld
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

<b>Acpt Land</b>	67,300	<b>Accepted Bldg</b>	43,300	<b>Total</b>	110,600
------------------	--------	----------------------	--------	--------------	---------

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

**Valuation Report**

12/13/2024  
 Page 597  
 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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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**

12/13/2024  
 Page 598  
 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		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>						<b>Value(Rcnld)</b>		
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	
<b>Accpt Land</b>		36,000		<b>Accepted Bldg</b>		120,300		<b>Total</b>	156,300	

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

**Valuation Report**

12/13/2024  
Page 599  
010-043  
444 SHORE RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	105,000	206,900	311,900	105,000	206,900	311,900

PERRY  
Name: MORRISON, GERALD S

**Valuation Report**

12/13/2024

Page 600

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



PERRY  
Name: MORRISON, GERALD S

**Valuation Report**

12/13/2024

Page 601

Map/Lot:

010-045

Location:

456 SHORE RD

Account: 499 Card: 1 of 1

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
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					0
Bedrooms	2	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	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**

12/13/2024

Page 602

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  
Name: MORRISON, GERALD S

**Valuation Report**

12/13/2024  
Page 603  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Acpt Land</b>		27,400		<b>Accepted Bldg</b>		3,800		<b>Total</b>	31,200	

PERRY  
Name: MORRISON, GERALD S

**Valuation Report**

12/13/2024

Page 604

Account: 485 Card: 1 of 1

Map/Lot: 010-047  
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

Account: 248 Card: 1 of 1

Map/Lot: 010-048  
Location: 457 SHORE RD

Neighborhood 19 SHORE RD

Zoning/Use Residential .  
Topography Below Street  
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
0.37	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. %	Value(Rcnld)
None		None		64%	100%	100%	39,745

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Storr Frame	1940	189	D 100	3.273	Fair	Phy 54%	Func 100%	Econ 100%	1,767
Frame Garace	1940	320	D 100	7.738	Fair	Phy 54%	Func 100%	Econ 100%	4,179
Outbuilding Total									5,946

**Acpt Land** 24,200 **Accepted Bldg** 45,700 **Total** 69,900

PERRY  
 Name: SEMRAU, ERIC J

**Valuation Report**

12/13/2024  
 Page 606  
 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		

<b>Acpt Land</b>	159,500	<b>Accepted Bldg</b>	0	<b>Total</b>	159,500
------------------	---------	----------------------	---	--------------	---------

PERRY  
 Name: BRYAN, CAROL P  
 FISHBEIN, FISHBEIN, MICHAEL  
 Account: 298 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 607  
 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

		<b>Land Description</b>					
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

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	136.00	1,212	100%		1,212
27.00	Acres-Mixed Wood	165.00	3,609	100%		3,609
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			66,601

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** 66,600 **Accepted Bldg** 210,100 **Total** 276,700



PERRY  
Name: HOGAN, JOHN GEORGE

**Valuation Report**

12/13/2024  
Page 609  
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Good	Typical	295,655
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		95%	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

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						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Storv Frame	1960	224	C 100	4.731	Ava.	3.596
Unfin Basement	1960	224	C 100	3.719	Ava.	2.826
Encl Frame Porch	1960	64	C 100	1.409	Ava.	1.071
Wood Deck	1960	560	C 100	4.730	Ava.	3.595
Frame Shed	1960	120	D 100	1.641	Poor	870
Frame Garage	1960	638	C 100	14.840	Ava.	11.278
Outbuilding Total						23,236

<b>Acpt Land</b>	70,600	<b>Accepted Bldg</b>	85,500	<b>Total</b>	156,100
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: WILLIAMS, DONALD A  
 WILLIAMS, NADA

**Valuation Report**

12/13/2024  
 Page 611  
 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: POTTLE, MASON  
 POTTLE, SANDRA

**Valuation Report**

12/13/2024  
 Page 612  
 010-055  
 505 SHORE RD

Account: 279 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 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100%	100%	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

Account: 47 Card: 1 of 1

Map/Lot:  
Location:

010-056  
507 SHORE RD

Neighborhood 19 SHORE RD

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

**Sale Data**  
Sale Date 11/01/1998  
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 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. %	Value(Rcnld)	
None	None	91%	100%	100%		269,959

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

PERRY  
 Name: YERANSIAN, DEANNA

**Valuation Report**

12/13/2024

Page 614

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		82,900	<b>Accepted Bldg</b>		0	<b>Total</b>	82,900

PERRY  
Name: LORINGWOOD INC

**Valuation Report**

12/13/2024

Page 615

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

<b>Land Description</b>						
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	136.00	3,635	100%		3,635
Total Acres 36.00			Land Total			61,635

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition				
1850	1995	Typical	Typical	Average				100,082
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	<b>Value(Rcnld)</b>			
None	None	65%	100%	100%	65,053			

<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	1900	280	C 100	5.914	Ava.	65%	100%	100%	3,844	
Outbuilding Total									3,844	

<b>Acpt Land</b>	61,600	<b>Accepted Bldg</b>	68,900	<b>Total</b>	130,500
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: BUCKLIN, FRED W  
 TRUSTEE OF SHORE ROAD REALTY TRUST  
 Account: 103 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 616  
 010-059  
 SHORE RD

Map/Lot:  
 Location:

Neighborhood 19 SHORE RD  
 Zoning/Use Rural.....  
 Topography Above Street  
 Utilities None  
 Street Semi-Improved

**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) Land Schedule 2

		<b>Land Description</b>					
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		
<b>Accpt Land</b>		66,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						66,800	



PERRY  
 Name: TURNER, DENNIS  
 TURNER, GWENDOLYN  
 Account: 315 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 617  
 Map/Lot: 010-059-001  
 Location: 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 Garae	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 Garae	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

PERRY  
 Name: DOUGHERTY, RHODA  
 DOUGHERTY IRREVOCABLE TRUST  
 Account: 171 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 618  
 010-060  
 535 SHORE RD

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  
 Name: LEATHERMAN, ROBERT CARL

**Valuation Report**

12/13/2024

Page 619

Map/Lot: 011-001

Account: 621 Card: 1 of 1

Location: SOUTH MEADOW RD

Neighborhood 1 NO PUBLIC RD FRONT

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

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	
100.00	Acres-Rear Land 2	450.00	45,000	100%		45,000	
Total Acres 100.00			Land Total			45,000	
<b>Acpt Land</b>		45,000	<b>Accepted Bldg</b>		0	<b>Total</b>	45,000

PERRY  
 Name: LEATHERMAN, ROBERT CARL

**Valuation Report**

12/13/2024

Page 620

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	
<b>Acpt Land</b>		45,000	<b>Accepted Bldg</b>		0	<b>Total</b>	45,000

PERRY  
 Name: LEATHERMAN, ROBERT CARL

**Valuation Report**

12/13/2024

Page 621

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	
<b>Acpt Land</b>		75,600	<b>Accepted Bldg</b>		0	<b>Total</b>	75,600

PERRY  
 Name: LEATHERMAN, ROBERT CARL

**Valuation Report**

12/13/2024

Page 622

Map/Lot:

011-004

Location:

144 BRYANT FIELD RD

Account: 348 Card: 1 of 1

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		87,900	<b>Accepted Bldg</b>		0	<b>Total</b>	87,900

PERRY  
 Name: LEATHERMAN, ROBERT CARL

**Valuation Report**

12/13/2024

Page 623

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	
<b>Accpt Land</b>		78,000	<b>Accepted Bldg</b>		0	<b>Total</b>	78,000

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

**Valuation Report**

12/13/2024  
 Page 624  
 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



PERRY  
Name: LINDEN, LEATRICE

**Valuation Report**

12/13/2024

Page 625

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	136.00	991	100%		991
22.00	Acres-Mixed Wood	165.00	2,940	100%		2,940
12.00	Acres-Wasteland	120.00	1,440	100%		1,440
3.00	Acres-Hardwood	129.00	313	100%		313
Total Acres 48.00			Land Total			24,134

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. %	Value(Rcnd)
None		None		91%	95%	100%	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** 24,100 **Accepted Bldg** 56,900 **Total** 81,000

PERRY  
Name: SULLIVAN, SCOTT

**Valuation Report**

12/13/2024  
Page 626  
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 HOUSE UNDER CONST  
Tran/Land/Bldg 9 0 0  
X Coordinate 0 Y Coordinate 0  
Exemption(s) Land Schedule 1

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Rcnld
1 & 1/2 Storv Fr	0									25,000
----- S O U N D V A L U E -----										
Outbuilding Total										25,000
<b>Accpt Land</b>		18,200	<b>Accepted Bldg</b>		25,000	<b>Total</b>				43,200

PERRY  
Name: SULLIVAN, ANN

**Valuation Report**

12/13/2024

Page 627

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: TOMAH, ERICA MARIE  
 TOMAH, DWAYNE JOSEPH  
 Account: 242 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 628  
 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
					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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	100%	100%	135,341

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1993	416	C 110	3.703	Ava.	89%	100%	100%	3.296
Wood Deck	1993	256	C 110	2.528	Ava.	89%	100%	100%	2.250
Wood Deck	1993	364	C 110	3.478	Ava.	89%	100%	100%	3.095
Frame Shed	1993	1700	D 100	14.882	Ava.	89%	100%	100%	13.245
Outbuilding Total									21,886

**Acpt Land** 22,100 **Accepted Bldg** 157,200 **Total** 179,300

PERRY  
Name: GAUG, JASON

**Valuation Report**

12/13/2024

Page 629

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: PIKE, SHERMAN DEAN

**Valuation Report**

12/13/2024  
 Page 630  
 011-009-020  
 ROYS WAY

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

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Rural.....  
 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	
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		

---

<b>Acpt Land</b>	14,100	<b>Accepted Bldg</b>	0	<b>Total</b>	14,100
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: EARLEY, CHARLES T

**Valuation Report**

12/13/2024  
 Page 631  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		14,900	<b>Accepted Bldg</b>		0	<b>Total</b>	14,900

PERRY  
 Name: EARLEY, CHARLES T

**Valuation Report**

12/13/2024  
 Page 632  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		15,200	<b>Accepted Bldg</b>		0	<b>Total</b>	15,200



PERRY  
 Name: TONKOWICZ, ROBERT E

**Valuation Report**

12/13/2024  
 Page 633  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		17,300	<b>Accepted Bldg</b>		1,300	<b>Total</b>		18,600	

PERRY  
Name: EARLEY, CHARLES T

**Valuation Report**

12/13/2024  
Page 634  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		15,000	<b>Accepted Bldg</b>	0	<b>Total</b>	15,000

PERRY  
 Name: EARLEY, CHARLES T

**Valuation Report**

12/13/2024  
 Page 635  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		15,000	<b>Accepted Bldg</b>		0	<b>Total</b>	15,000

PERRY  
 Name: EARLEY, CHARLES T

**Valuation Report**

12/13/2024  
 Page 636  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		13,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						13,500	

PERRY  
 Name: WEISMAN, ARTHUR  
 WEISMAN, KIMBERLY  
 Account: 869 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 637  
 Map/Lot: 011-009-026-001  
 Location: ROYS WAY

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**  
 Sale Date 11/12/2004  
 Sale Price 10,000  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		11,300	<b>Accepted Bldg</b>		0	<b>Total</b>	11,300

PERRY  
Name: RAYE, REGINALD

**Valuation Report**

12/13/2024

Page 638

Map/Lot: 011-010

Account: 691 Card: 1 of 1

Location: 25 ROYS WAY NORTH

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100% 100%	105,649

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1989	180	B 100	3.244	Ava.	87%	100%	100%	2,822
Outbuilding Total									2,822

<b>Accpt Land</b>	65,900	<b>Accepted Bldg</b>	108,500	<b>Total</b>	174,400
-------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: DUNN, FLYNN

**Valuation Report**

12/13/2024

Page 639

Map/Lot:

011-011

Account: 243 Card: 1 of 1

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

<b>Acpt Land</b>	52,200	<b>Accepted Bldg</b>	135,600	<b>Total</b>	187,800
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: FARRELL, EDWARD C  
 FARRELL, VICKI E

**Valuation Report**

12/13/2024

Page 640

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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					0
Bedrooms	3	Add Fixtures	0			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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	92,130
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		88%	85%	100%
						<b>Value(Rcnld)</b>
						68,913

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
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

<b>Acpt Land</b>	73,600	<b>Accepted Bldg</b>	72,100	<b>Total</b>	145,700
------------------	--------	----------------------	--------	--------------	---------



PERRY  
 Name: WEISMANN, ARTHUR  
 WEISMANN, KIMBERLY

**Valuation Report**

12/13/2024

Page 641

Account: 319 Card: 1 of 1

Map/Lot:  
 Location:

011-013  
 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

PERRY  
 Name: HARRIS, GEORGE JR  
 HARRIS, JANNA

**Valuation Report**

12/13/2024

Page 642

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		
<b>Acpt Land</b>		50,900	<b>Accepted Bldg</b>		0	<b>Total</b>	50,900

PERRY  
 Name: HARRIS, GEORGE S JR  
 HARRIS, JANNA C

**Valuation Report**

12/13/2024

Page 643

Account: 662 Card: 1 of 1

Map/Lot:  
 Location:

011-015  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	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: SEELEY, DIANE

**Valuation Report**

12/13/2024

Page 644

Map/Lot:

011-016

Location:

ROYS WAY SOUTH

Account: 268 Card: 1 of 1

Neighborhood 11 SOUTH MEADOW RD

<b>Sale Data</b>	
Sale Date	07/17/2018
Sale Price	14,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		58,900	<b>Accepted Bldg</b>		0	<b>Total</b>	58,900

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
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None		None		90%	100%	48,314

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
One Storv Frame	2009	198	D 110	3.772	Good	Phy	Func	Econ	3.395
Frame Shed	1970	96	E 100	878	Ava.	80%	100%	100%	702
Frame Shed	1970	64	E 100	714	Ava.	80%	100%	100%	571
Outbuilding Total									4,668

<b>Acpt Land</b>	71,900	<b>Accepted Bldg</b>	53,000	<b>Total</b>	124,900
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: WHEELER III, ROBERT OWEN  
 BUTLER, BRUCE ARNOLD  
 Account: 267 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 646  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		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: PIKE, SHERMAN DEAN

**Valuation Report**

12/13/2024

Page 647

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
					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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		84%	100%	100%
						107,048

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1980	228	B 100	2.592	Ava.	84%	100%	100%	2.177
2S Frame Garaae	1980	936	C 100	27.949	Ava.	84%	100%	100%	23.477
Finished Attic	1980	936	C 100	10.584	Ava.	84%	100%	100%	8.891
Outbuilding Total									34,545

**Acpt Land** 100,700 **Accepted Bldg** 141,600 **Total** 242,300

PERRY  
 Name: PIKE, SHERMAN DEAN

**Valuation Report**

12/13/2024

Page 648

Map/Lot: 011-021

Account: 4 Card: 1 of 1

Location: 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		
<b>Acpt Land</b>		61,500	<b>Accepted Bldg</b>		0	<b>Total</b>	61,500



PERRY  
 Name: POLITIS, GEORGE  
 POLITIS, RHEA

**Valuation Report**

12/13/2024

Page 649

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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: STOLL, GEORGE III  
 STOLL, MARY C III

**Valuation Report**

12/13/2024

Page 650

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: RAHM, PENELOPE M

**Valuation Report**

12/13/2024

Page 651

Map/Lot:

011-027

Account: 32 Card: 1 of 1

Location:

851 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		94%	100%	100%	134,162

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	2006	192	B 100	5.069	Ava.	94%	100%	100%	4.765
Wood Deck	2006	196	B 100	2.272	Ava.	94%	100%	100%	2.136
Frame Garage	2006	864	B 100	23.349	Ava.	94%	100%	100%	21.948
Frame Shed	2006	240	D 100	2.647	Ava.	94%	100%	100%	2.488
Outbuilding Total									31,337

**Acpt Land**

18,200

**Accepted Bldg**

165,500 **Total**

183,700

PERRY  
 Name: BOYLE, PAULA JANE

**Valuation Report**

12/13/2024

Page 652

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		15,300	<b>Accepted Bldg</b>		0	<b>Total</b>	15,300

PERRY  
 Name: HILDERBRAND SR, LARRY

**Valuation Report**

12/13/2024

Page 653

Map/Lot: 011-029

Account: 41 Card: 1 of 1

Location: 848 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

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

Reference 1  
 Reference 2 BUILDINGS  
 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
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**

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

PERRY  
Name: MACLAUGHLIN, BRIAN S

**Valuation Report**

12/13/2024  
Page 654

Account: 1010 Card: 1 of 1

Map/Lot: 011-029-001  
Location: 818 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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: DORE, MARTIN

**Valuation Report**

12/13/2024

Page 655

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 Septic System  
Street Gravel

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
1.00	# -Lot Improvements	3,000.00	3,000	100%		3,000
Total Acres 1.36			Land Total			20,493

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	None	Basement	-1,778
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-498
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial	SFLA	384	Insulation	-157
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	None	None	Average	Typical	38,749
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
Incomplete	None	95%	38%	100%	13,988	

**Acpt Land** 20,500 **Accepted Bldg** 14,000 **Total** 34,500

PERRY  
 Name: WOOD, RANDY W  
 WOOD, JUDY L

**Valuation Report**

12/13/2024

Page 656

Account: 1061 Card: 1 of 1

Map/Lot:  
 Location:

011-029-002  
 826 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Delapidation		None		91%	100%	100%
						<b>Value(Rcnld)</b>
						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



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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	Old Type	Old Type	Average	Typical	62,945	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		None		95%	52%	100%	31,095

**Acpt Land** 27,600 **Accepted Bldg** 31,100 **Total** 58,700

PERRY  
Name: ROCHE, MICHAEL

**Valuation Report**

12/13/2024

Page 658

Map/Lot: 011-032

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

PERRY  
 Name: EARLEY, CHARLES

**Valuation Report**

12/13/2024

Page 659

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 Rcnld
						Phy	Func	Econ	
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

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

<b>Acpt Land</b>	25,200	<b>Accepted Bldg</b>	90,300	<b>Total</b>	115,500
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: MORRISON, TROY

**Valuation Report**

12/13/2024

Page 661

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		16,700	<b>Accepted Bldg</b>	0	<b>Total</b>	16,700

PERRY  
Name: UNIVERSITY OF MAINE

**Valuation Report**

12/13/2024

Page 662

Account: 88 Card: 1 of 1

Map/Lot:  
Location:

011-036  
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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		29,700	<b>Accepted Bldg</b>	0	<b>Total</b>	29,700	

PERRY  
 Name: REID, RICHARD D  
 REID, ANYA E

**Valuation Report**

12/13/2024

Page 663

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		no electricity..		49%	77%	81%	7,068

**Accpt Land** 260,300 **Accepted Bldg** 7,100 **Total** 267,400

PERRY  
 Name: POTTLE, SANDRA

**Valuation Report**

12/13/2024

Page 664

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
18.00	Acres-Mixed Wood	165.00	2,406	100%		2,406	
32.00	Acres-Hardwood	129.00	3,344	100%		3,344	
0.00	Acres-Wasteland	3,000.00	6,000	100%		0	
Total Acres 50.00			Land Total		5,750		
<b>Accpt Land</b>		5,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						5,800	



PERRY  
 Name: POTTLE, THOMAS R  
 POTTLE, JOYCE M

**Valuation Report**

12/13/2024

Page 665

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
11.00	Acres-Softwood	136.00	1,212	100%		1,212	
64.00	Acres-Mixed Wood	165.00	8,554	100%		8,554	
7.00	Acres-Hardwood	129.00	731	100%		731	
15.00	Acres-Wasteland	120.00	1,800	100%		1,800	
Total Acres 97.00					Land Total	12,297	
<b>Acpt Land</b>		12,300	<b>Accepted Bldg</b>		0	<b>Total</b>	12,300

PERRY  
Name: FREDETTE, JOSEPH

**Valuation Report**

12/13/2024

Page 666

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		51,500	<b>Accepted Bldg</b>	0	<b>Total</b>	51,500

PERRY  
Name: GAUG, JOSHUA

**Valuation Report**

12/13/2024

Page 667

Map/Lot: 011-040-001

Account: 220 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

**Sale Data**  
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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Delapidation		None		65%	45%	100%	26,190

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	1988	834	D 100	5.410	Poor	65%	45%	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: CROHN, FRANK T JR  
 DAVIS, CAROLE LYNN

**Valuation Report**

12/13/2024

Page 668

Account: 510 Card: 1 of 1

Map/Lot:  
 Location:

011-041+042  
 SOUTH MEADOW RD

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
19.00	Acres-Softwood	136.00	2,093	100%		2,093	
45.00	Acres-Mixed Wood	165.00	6,014	100%		6,014	
39.00	Acres-Hardwood	129.00	4,075	100%		4,075	
36.00	Acres-Wasteland	120.00	4,320	100%		4,320	
Total Acres 139.00			Land Total		16,502		

---

**Acpt Land** 16,500 **Accepted Bldg** 0 **Total** 16,500

PERRY  
 Name: POTTLE, SANDRA

**Valuation Report**

12/13/2024

Page 669

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
44.00	Acres-Softwood	136.00	4,847	100%		4,847	
12.00	Acres-Mixed Wood	165.00	1,604	100%		1,604	
8.00	Acres-Hardwood	129.00	836	100%		836	
12.00	Acres-Wasteland	120.00	1,440	100%		1,440	
Total Acres 76.00			Land Total		8,727		
<b>Acpt Land</b>		8,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						8,700	

PERRY  
 Name: MANGINI, CHARLES  
 GEIGER, GEIGER, MARTHA

**Valuation Report**

12/13/2024

Page 670

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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		19,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						19,800

PERRY  
 Name: BECHARD, ERIC M  
 BECHARD, SUZANNE C  
 Account: 396 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 671  
 Map/Lot: 012-003-004+005  
 Location: 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	Typical			102,014
1890	1980	Typical	Typical	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%		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: JOHNSON, BOBBI KIM

**Valuation Report**

12/13/2024  
 Page 672  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		73,600	<b>Accepted Bldg</b>		0	<b>Total</b>	73,600



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

**Valuation Report**

12/13/2024  
 Page 673  
 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

<b>Acpt Land</b>	81,200	<b>Accepted Bldg</b>	22,100	<b>Total</b>	103,300
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: RAYE,DONALD W, VERNA P &  
 RAYE,ALEXANDER H,LIFE ESTATE  
 Account: 648 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 674  
 012-007  
 GOLDING RD

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

Account: 13 Card: 1 of 2

Map/Lot: 012-008  
Location: 69 SLEIGHT LN

Neighborhood 12 GOLDING RD

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

**Sale Data**  
Sale Date 07/06/2023  
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

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

<b>Outbuildings/Additions/Improvements</b>							
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: SLEIGHT CAMP LLC

**Valuation Report**

12/13/2024

Page 676

Map/Lot:

012-008

Account: 13 Card: 2 of 2

Location:

72 SLEIGHT LN

Neighborhood 12 GOLDING RD

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

**Sale Data**  
Sale Date 07/06/2023  
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

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		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>						<b>23,931</b>		
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	
							<b>Outbuilding Total</b>			<b>802</b>
<b>Acpt Land</b>			<b>0 Accepted Bldg</b>		<b>24,700</b>		<b>Total</b>		<b>24,700</b>	

PERRY  
Name: SLEIGHT CAMP LLC

**Valuation Report**

12/13/2024  
Page 677  
012-008  
72 SLEIGHT LN

Account: 13

Map/Lot:  
Location:

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

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

PERRY  
Name: CHESAUX, LISA

**Valuation Report**

12/13/2024

Page 679

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% Hot Water C	Cooling	0% None	Heat		-1,242
Rooms	3					
Bedrooms	1	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,000
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,500
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1905	0	Obsolete	Obsolete	Below Average	Typical		40,397
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		60%	90%	100%	21,814

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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** 24,200 **Total** 25,700

PERRY  
Name: RAYE, NANCY

**Valuation Report**

12/13/2024  
Page 680  
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	

<b>Acpt Land</b>	6,000	<b>Accepted Bldg</b>	47,100	<b>Total</b>	53,100
------------------	-------	----------------------	--------	--------------	--------



PERRY  
Name: GOLDING FARM

**Valuation Report**

12/13/2024

Page 681

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

<b>Land Description</b>						
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	136.00	3,966	100%		3,966
34.00	Acres-Mixed Wood	165.00	4,544	100%		4,544
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			28,010

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Average	Typical	63,496
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	90%	100%
						<b>Value(Rcnld)</b>
						37,145

<b>Outbuildings/Additions/Improvements</b>									
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** 28,000 **Accepted Bldg** 56,100 **Total** 84,100

PERRY  
 Name: GALLAGHER, ROBERT

**Valuation Report**

12/13/2024

Page 682

Map/Lot:

012-010

Location:

639 GOLDING RD

Account: 189 Card: 1 of 1

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		15,800	<b>Accepted Bldg</b>		0	<b>Total</b> 15,800	

PERRY  
 Name: HARRIS, GLORIA

**Valuation Report**

12/13/2024  
 Page 683  
 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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
25.00	Acres-Softwood	136.00	2,754	100%		2,754	
17.00	Acres-Mixed Wood	165.00	2,272	100%		2,272	
6.00	Acres-Wasteland	120.00	720	100%		720	
Total Acres 48.00			Land Total		5,746		
<b>Accpt Land</b>		5,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						5,700	

PERRY  
 Name: POTTLE, DOUGLAS  
 POTTLE, ANITA

**Valuation Report**

12/13/2024  
 Page 684  
 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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value	
53.00	Acres-Mixed Wood	165.00	7,083	100%		7,083	
Total Acres 53.00			Land Total			7,083	
<b>Acpt Land</b>		7,100	<b>Accepted Bldg</b>		0	<b>Total</b>	7,100

PERRY  
 Name: JONES,JOHN KEVIN & FREYER,CAROLYN ANN  
 THE 2018 FREYER JONES FAMILY TRUST  
 Account: 278 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 685  
 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: URQUHART, AARON G  
 URQUHART, MARY-ANN B  
 Account: 917 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 686  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnd)</b>
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

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	Value Rcnld
One Storv Frame	1980	288	C 110	6.691	Poor	4.148
Frame Garage	1980	480	C 110	13.371	Poor	8.290
Wood Deck	1980	96	C 110	1.120	Poor	694
Outbuilding Total						13,132

<b>Acpt Land</b>	25,500	<b>Accepted Bldg</b>	67,500	<b>Total</b>	93,000
------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: THE DAVIS FAMILY REAL ESTATE TRUST

**Valuation Report**

12/13/2024  
 Page 688  
 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

**Sale Data**  
 Sale Date 09/18/2023  
 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 2

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		57,800	<b>Accepted Bldg</b>		0	<b>Total</b>	57,800



PERRY  
 Name: POTTLE, THOMAS R  
 POTTLE, TANESHA S

**Valuation Report**

12/13/2024

Page 689

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		93%	100%	100%	136,879

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						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: POTTLE, THOMAS R  
 POTTLE, TANESHA S  
 Account: 1150 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 690  
 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

PERRY  
 Name: BROWN, PETER WESLEY  
 BROWN, MARIE JESSICA  
 Account: 727 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 691  
 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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	66,242	

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: RAMSDELL, SHELLY L JR  
 RAMSDELL, GARY L JR  
 Account: 1045 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 692  
 012-016-001  
 215 JOHNSON RD

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: VOELBEL, FREDERICK M

**Valuation Report**

12/13/2024

Page 693

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: VOELBEL, FREDERICK M

**Valuation Report**

12/13/2024  
 Page 694  
 012-018  
 GOLDING RD

Account: 297 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 12 GOLDING RD

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

**Sale Data**  
 Sale Date 06/26/2023  
 Sale Price 8,000  
 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 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		
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	18,500

PERRY  
 Name: JOHNSON, RONALD C  
 JOHNSON, DIXIE

**Valuation Report**

12/13/2024  
 Page 695  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		26,600	<b>Accepted Bldg</b>		0	<b>Total</b>	26,600

PERRY  
 Name: BROWN, PETER W  
 BROWN, JESSICA M

**Valuation Report**

12/13/2024  
 Page 696  
 012-020  
 JOHNSON RD

Account: 726 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 JOHNSON RD

Zoning/Use Residential .  
 Topography Below Street  
 Utilities Septic System  
 Street Gravel

**Sale Data**  
 Sale Date 01/27/2020  
 Sale Price 165,000  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Accpt Land</b>		32,400	<b>Accepted Bldg</b>		13,700	<b>Total</b>		46,100		



PERRY  
Name: SANTOS, JAMES

**Valuation Report**

12/13/2024

Page 697

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	Obsolete	Typical	Poor	Typical	32,933	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Delapidation		None		72%	24%	100%	5,691

**Acpt Land** 18,500 **Accepted Bldg** 5,700 **Total** 24,200

PERRY  
 Name: MISSIRIAN, DAVID E  
 MISSIRIAN, PATRICIA A

**Valuation Report**

12/13/2024

Page 698

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2021	0	Modern	Modern	Average	Typical	67,003	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	63,653

<b>Outbuildings/Additions/Improvements</b>										
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 Garae	2023	352	C 105	10.480	Ava.	95%	0%	100%		0
<b>Outbuilding Total</b>										<b>2,664</b>

<b>Acpt Land</b>	54,900	<b>Accepted Bldg</b>	66,300	<b>Total</b>	121,200
------------------	--------	----------------------	--------	--------------	---------

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) 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							Total
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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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: NEWMAN, JOAN

**Valuation Report**

12/13/2024  
Page 700  
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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		22,300	<b>Accepted Bldg</b>		0	<b>Total</b> 22,300	

PERRY  
Name: SEELEY, PHYLLIS MORRISON

**Valuation Report**

12/13/2024

Page 701

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
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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	46,092

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
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: WILBUR, DAVID

**Valuation Report**

12/13/2024

Page 702

JONES, JONES, CHERYL  
Account: 944 Card: 1 of 1

Map/Lot: 012-024-002  
Location: 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	
<b>Accpt Land</b>		27,400	<b>Accepted Bldg</b>		1,700	<b>Total</b>		29,100		

PERRY  
 Name: WILBUR, RAY  
 WILBUR, MARLENE

**Valuation Report**

12/13/2024  
 Page 703  
 012-024-003  
 53 JOHNSON RD

Account: 1040 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 ROUTE 1

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

**Sale Data**  
 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	Typical	Typical	Average	Typical	87,225	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100%	100%	78,502

<b>Outbuildings/Additions/Improvements</b>										
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: SPRAGUE, CODY A  
 MATTHEWS, RENEE

**Valuation Report**

12/13/2024  
 Page 704  
 012-024-004  
 13 JOHNSON RD

Account: 1003 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 ROUTE 1

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

**Sale Data**  
 Sale Date 02/28/2021  
 Sale Price 12,000  
 Sale Type Land Only  
 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

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2022	0	Modern	Modern	Average	Typical	109,117	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		95%	85%	100%	88,112
<b>Acpt Land</b>		28,000	<b>Accepted Bldg</b>		88,100	<b>Total</b>	116,100



PERRY  
Name: ADAMS, PRISCILLA

**Valuation Report**

12/13/2024

Page 705

Map/Lot:

012-025

Account: 725 Card: 1 of 1

Location:

1486 US RTE ONE

Neighborhood 5	ROUTE 1					<b>Sale Data</b>
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

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
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	

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

<b>Acpt Land</b>	26,400	<b>Accepted Bldg</b>	153,800	<b>Total</b>	180,200
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: JOHNSON, RONALD  
 JOHNSON, DIXIE

**Valuation Report**

12/13/2024

Page 706

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

Account: 608 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 09/29/2022  
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 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							Total
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: FEIN, REUVEN

**Valuation Report**

12/13/2024

Page 708

Map/Lot:

012-028

Account: 295 Card: 1 of 1

Location:

1570 US RTE ONE

Neighborhood 5 ROUTE 1

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

**Sale Data**  
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(Rcnld)	
Incomplete	None	95%	50%	100%	70,462	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
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: JOHNSON, GRACE (L/E)  
 JOHNSON, FRED

**Valuation Report**

12/13/2024

Page 709

Account: 312 Card: 1 of 1

Map/Lot:  
 Location:

012-029  
 1706 US RTE ONE

Neighborhood 5 ROUTE 1

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

**Sale Data**  
 Sale Date 04/24/2008  
 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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		69%	100%	100%	39,168

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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: WENTWORTH, THOMAS

**Valuation Report**

12/13/2024  
Page 710

Account: 1022 Card: 1 of 1

Map/Lot: 012-029-001  
Location: 1714 US RTE ONE

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 07/27/2015  
Sale Price 18,000  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Outbuilding Total</b>									<b>13,138</b>
<b>Acpt Land</b>		24,100	<b>Accepted Bldg</b>		13,100	<b>Total</b>			37,200

PERRY  
 Name: DEAN, JENNY M  
 DEAN, MATTHEW J

**Valuation Report**

12/13/2024

Page 711

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		93%	100%	100%
						<b>Value(Rcnd)</b>
						184,011

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
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: THOMPSON, WILLIAM H

**Valuation Report**

12/13/2024

Page 712

Map/Lot:

012-033

Account: 821 Card: 1 of 1

Location:

1756 US RTE ONE

---



PERRY  
 Name: THOMPSON, WILLIAM H

**Valuation Report**

12/13/2024

Page 713

Map/Lot:

012-033

Location:

1756 US RTE ONE

Account: 821 Card: 1 of 1

Neighborhood 5 ROUTE 1

**Sale Data**  
 Sale Date 09/05/2004  
 Sale Price 18,400  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		2,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						2,300

PERRY  
Name: MCPHAIL, ANGUS B

**Valuation Report**

12/13/2024  
Page 714  
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

		<b>Land Description</b>					
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	3,000.00	3,000	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	
<b>Acpt Land</b>		6,000	<b>Accepted Bldg</b>		0	<b>Total</b>	6,000

PERRY  
Name: LORINGWOOD INC

**Valuation Report**

12/13/2024  
Page 715  
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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
18.00	Acres-Mixed Wood	165.00	2,406	100%	2,406	
Total Acres 18.00			Land Total		2,406	
<b>Acpt Land</b>		2,400	<b>Accepted Bldg</b>		0	<b>Total</b>
					2,400	

PERRY  
 Name: PERRY, TOWN OF  
 SCHOOL

**Valuation Report**

12/13/2024  
 Page 716  
 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 Well/Septic 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
<b>Acpt Land</b>		34,600	<b>Accepted Bldg</b>		1,003,600	<b>Total</b>		1,038,200	

PERRY  
 Name: CROOKS, ERNEST L  
 CROOKS, SHERI R

**Valuation Report**

12/13/2024

Page 717

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	136.00	3,305	100%		3,305
7.00	Acres-Mixed Wood	165.00	936	100%		936
1.00	Acres-Hardwood	129.00	104	100%		104
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 45.00			Land Total			33,045

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 Garage	1926	574	C 100	13.752	Ava.	65%	100%	100%	8.939
Frame Garage	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** 33,000 **Accepted Bldg** 117,900 **Total** 150,900

PERRY  
Name: WILBUR, DAVID

**Valuation Report**

12/13/2024

Page 718

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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						70,362

**Economic Obsolescence**

None	None	65%	100%	100%	70,362
------	------	-----	------	------	--------

**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**

12/13/2024  
Page 719  
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

---

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		21,900	<b>Accepted Bldg</b>		0	<b>Total</b>	21,900

---

Account: 78 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 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										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Econ	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

<b>Acpt Land</b>	200,600	<b>Accepted Bldg</b>	1,375,000	<b>Total</b>	1,575,600
------------------	---------	----------------------	-----------	--------------	-----------



PERRY  
Name: LORINGWOOD INC

**Valuation Report**

12/13/2024  
Page 721  
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	7,484	100%		7,484
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			162,244

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							Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1870	1970	Typical	Typical	Average	65%	100%	100%	125,029	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>							
None		None						81,269	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv 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** 162,200 **Accepted Bldg** 88,900 **Total** 251,100

PERRY  
 Name: LINTOTT,JOHN A  
 TRUSTEES OF THE LINTOTT LIVING TRUST  
 Account: 372 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 722  
 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		
<b>Acpt Land</b>		28,500	<b>Accepted Bldg</b>		0	<b>Total</b> 28,500	

PERRY  
 Name: DUFFY, SUSANNE D  
 DUFFY, BRIAN M

**Valuation Report**

12/13/2024  
 Page 723  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: DOUGHERTY, RUTH AVERILL

**Valuation Report**

12/13/2024

Page 724

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

<b>Land Description</b>						
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	136.00	1,432	100%		1,432
8.00	Acres-Mixed Wood	165.00	1,069	100%		1,069
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 22.00						Land Total 58,501

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							<b>Total</b>
Built	Renovated	Kitchens	Baths	Condition	Layout		
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		

<b>Outbuildings/Additions/Improvements</b>									
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** 58,500 **Accepted Bldg** 54,300 **Total** 112,800

PERRY  
 Name: GUILTNER, DAWN M  
 GUILTNER, GLEN

**Valuation Report**

12/13/2024

Page 725

Account: 394 Card: 1 of 1

Map/Lot:  
 Location:

013-009  
 632 SHORE RD

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	3,341	100%		3,341
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			64,901

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
8Mobile Home	2023	8X24	D 100	6.107	Ava.	95%	100%	100%	5,802
Outbuilding Total									34,538

**Acpt Land** 64,900 **Accepted Bldg** 101,800 **Total** 166,700

PERRY  
Name: ROBINSON, VICTOR

**Valuation Report**

12/13/2024

Page 726

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) Land Schedule 2

<b>Land Description</b>						
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	136.00	4,076	100%		4,076
12.00	Acres-Mixed Wood	165.00	1,604	100%		1,604
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			50,160

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	0	192	D 100	2.244	Ava.	65%	100%	100%	1,459
Frame Shed	0	180	E 100	1.308	Fair	50%	100%	100%	654
Frame Shed	0	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
<b>Outbuilding Total</b>									<b>22,183</b>
<b>Acpt Land</b>		50,200	<b>Accepted Bldg</b>		22,200	<b>Total</b>		72,400	

Account: 615 Card: 1 of 1

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	136.00	330	100%		330
7.00	Acres-Hardwood	129.00	731	100%		731
Total Acres 17.00			Land Total			105,061

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. %	Value(Rcnld)
None				65%	100%	100%		64,667
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>						
None		None						

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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** 105,100 **Accepted Bldg** 83,500 **Total** 188,600

PERRY  
Name: HARRINGTON, GEORGE K

**Valuation Report**

12/13/2024  
Page 728  
013-011-001  
665 SHORE RD

Account: 260 Card: 1 of 1 Map/Lot: Location:

Neighborhood 19	SHORE RD	<b>Sale Data</b>
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

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Poor	Typical	89,214
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	89%	100%
						<b>Value(Rcnld)</b>
						31,760

<b>Outbuildings/Additions/Improvements</b>									
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

<b>Acpt Land</b>	48,500	<b>Accepted Bldg</b>	34,600	<b>Total</b>	83,100
------------------	--------	----------------------	--------	--------------	--------



PERRY  
Name: CLARK, ALCIA

**Valuation Report**

12/13/2024

Page 729

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

**Valuation Report**

12/13/2024  
 Page 730  
 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
<b>Acpt Land</b>		26,900	<b>Accepted Bldg</b>		48,900	<b>Total</b>			75,800

PERRY  
Name: STANHOPE, JOEL A

**Valuation Report**

12/13/2024

Page 731

Account: 622 Card: 1 of 1

Map/Lot:  
Location:

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Accpt Land</b>		23,000	<b>Accepted Bldg</b>		2,500	<b>Total</b>		25,500		

PERRY  
 Name: STANHOPE, JOEL A  
 STANHOPE, MICHELLE L  
 Account: 606 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 732  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		95%	100%	100%
						<b>Value(Rcnld)</b>
						189,466

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2021	840	B 100	22.840	Ava.	95%	100%	100%	21.698	
One Storv Frame	2021	504	B 100	13.305	Ava.	95%	100%	100%	12.640	
Unfin Basement	2021	504	B 100	6.255	Ava.	95%	100%	100%	5.942	
Wood Deck	2022	300	B 100	3.312	Ava.	95%	100%	100%	3.146	
Wood Deck	2022	0	B 100	312	Ava.	95%	100%	100%	296	
Outbuilding Total									43,722	

**Acpt Land** 72,100 **Accepted Bldg** 233,200 **Total** 305,300

PERRY  
 Name: POTTLE, BERNARD R

**Valuation Report**

12/13/2024  
 Page 733  
 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

		<b>Land Description</b>					
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		
<b>Accpt Land</b>		26,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						26,500	

PERRY  
 Name: MALONEY, WILLIAM A  
 HAMEL, JOANNE P

**Valuation Report**

12/13/2024  
 Page 734  
 013-016  
 SHORE RD

Account: 424 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		30,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						30,200	

PERRY  
 Name: MALONEY, WILLIAM A  
 HAMEL, JOANNE P

**Valuation Report**

12/13/2024  
 Page 735  
 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	Phy	Func	Econ	Value Rcnld
One Storv Frame	1920	288	D 110	5.487	Ava.	65%	100%	100%	3,567
Outbuilding Total									3,567

**Acpt Land** 28,900 **Accepted Bldg** 48,100 **Total** 77,000

PERRY  
 Name: PATTERSON, ROBERT  
 PATTERSON, JENNIFER  
 Account: 566 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 736  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	18,500



PERRY  
Name: PEABODY, STEPHEN KEITH

**Valuation Report**

12/13/2024  
Page 737  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		17,500	<b>Accepted Bldg</b>	0	<b>Total</b>	17,500

PERRY  
 Name: HENNEQUIN, MARSHALL  
 HENNEQUIN, DONNA

**Valuation Report**

12/13/2024

Page 738

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

<b>Land Description</b>						
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	136.00	4,627	100%		4,627
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 47.00						Land Total 32,427

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Inadeq.</b>			
1989	0	Typical	Typical	Fair				112,046
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		<b>Value(Rcnld)</b>
None		None		76%	95%	100%		80,897

<b>Outbuildings/Additions/Improvements</b>									
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** 32,400 **Accepted Bldg** 81,800 **Total** 114,200

PERRY  
 Name: MERRILL, PENNY A  
 MERRILL, ZACHARY E  
 Account: 565 Card: 1 of 1

**Valuation Report**

12/13/2024

Page 739

Map/Lot: 013-020  
 Location: 1753 US RTE ONE

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

		<b>Land Description</b>					
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	136.00	3,305	100%		3,305	
15.00	Acres-Mixed Wood	165.00	2,005	100%		2,005	
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000	
Total Acres 49.00			Land Total			32,660	
<b>Accpt Land</b>		32,700	<b>Accepted Bldg</b>		0	<b>Total</b>	32,700

PERRY  
 Name: PATTERSON, JENNIFER J

**Valuation Report**

12/13/2024  
 Page 740  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Acpt Land</b>		24,800	<b>Accepted Bldg</b>		10,900	<b>Total</b>		35,700		

PERRY  
 Name: STEVENS, SONYA FAY PATTERSON  
 STEVENS, TRENT ALLEN  
 Account: 569 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 741  
 013-020-003  
 8 PATTERSON LN

Map/Lot:  
 Location:

Neighborhood 19 SHORE RD

**Sale Data**

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

Sale Date 01/07/2014  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 CHECK FOR REAR PORCH  
 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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		94%	95%	100%	88,406

**Outbuildings/Additions/Improvements**

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

90,400

**Total**

119,700

PERRY  
 Name: PATTERSON, ROBERT S  
 PATTERSON, JENNIFER  
 Account: 926 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 742  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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 Garage	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: MERRILL, ZACHARY E  
 MERRILL, PENNY A

**Valuation Report**

12/13/2024  
 Page 743  
 013-020-005  
 1747 US RT 1

Account: 142 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
 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						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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
One Storr Frame	2023	364	C 100	7.688	Ava.	95%	100%	100%	7.304
Outbuilding Total									25,017
<b>Acpt Land</b>		21,400	<b>Accepted Bldg</b>		25,000	<b>Total</b>		46,400	

PERRY  
 Name: GUISSINGER, BRETT A 1/2  
 GUISSINGER, PENNY L 1/2

**Valuation Report**

12/13/2024

Page 744

Account: 256 Card: 1 of 1

Map/Lot:  
 Location:

013-021  
 815 SHORE RD

Neighborhood 19 SHORE RD

**Sale Data**

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

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
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: MALONEY, WILLIAM A  
 HAMEL, JOANNE P  
 Account: 1038 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 745  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		25,700	<b>Accepted Bldg</b>		0	<b>Total</b>	25,700

PERRY  
Name: BELLEFLEUR, ANN

**Valuation Report**

12/13/2024

Page 746

Map/Lot:

013-022

Account: 305 Card: 1 of 1

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							Total
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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2017	96	B 100	1.115	Ava.	95%	100%	100%	1.059	
Wood Deck	2017	140	B 100	1.712	Ava.	95%	100%	100%	1.626	
Encl Frame Porch	2017	192	B 100	3.396	Ava.	95%	100%	100%	3.226	
Frame Garage	2017	784	B 100	21.650	Ava.	95%	100%	100%	20.568	
Outbuilding Total									26,479	

**Acpt Land** 26,100 **Accepted Bldg** 157,100 **Total** 183,200

PERRY  
 Name: BUBIER, DONNA  
 LOZIER ET AL, EDWARD

**Valuation Report**

12/13/2024  
 Page 747  
 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

<b>Acpt Land</b>	22,700	<b>Accepted Bldg</b>	13,800	<b>Total</b>	36,500
------------------	--------	----------------------	--------	--------------	--------

PERRY  
Name: BUBIER, DONNA R

**Valuation Report**

12/13/2024

Page 748

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: BRAOS, BRIAN

**Valuation Report**

12/13/2024

Page 749

Map/Lot:

013-025

Account: 98 Card: 1 of 1

Location:

747 SHORE RD

Neighborhood 19 SHORE RD

**Sale Data**

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

Sale Date 11/02/2023  
Sale Price 226,900  
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) 4 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		Location		89%	100%	100%	115,706

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1996	100	C 100	1.777	Ava.	90%	100%	100%	1.599
2S Frame Garae	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 Garae	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: RAAB, PHILIP C

**Valuation Report**

12/13/2024  
Page 750  
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
<b>Acpt Land</b>		26,400	<b>Accepted Bldg</b>		11,300	<b>Total</b>		37,700	

PERRY  
 Name: HOLLANDER, CHARLES S  
 HOLLANDER, ALANA R

**Valuation Report**

12/13/2024  
 Page 751  
 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
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
0.20	Acres-Rear Land 1	3,000.00	600	100%		600
1.00	# -Lot Improvements	3,000.00	3,000	50%	Unimproved	1,500
Total Acres 1.20			Land Total			26,900

**Accpt Land**

26,900

**Accepted Bldg**

0 **Total**

26,900

PERRY  
Name: APT, JASMINE

**Valuation Report**

12/13/2024

MOORES, JERRY JR

Page 752

Account: 456 Card: 1 of 1

Map/Lot:  
Location:

013-030  
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: BOONE, DAVID

**Valuation Report**

12/13/2024

BOONE, MARY ELLEN

Page 753

Account: 577 Card: 1 of 1

Map/Lot:  
Location:

013-030-001  
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	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: BURLINGAME, KENYON  
 BURLINGAME, MARJORIE

**Valuation Report**

12/13/2024  
 Page 754  
 013-030-002  
 GIN COVE RD

Account: 942 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 20 GIN COVE RD

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

**Sale Data**  
 Sale Date 12/09/2019  
 Sale Price 7,000  
 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

		<b>Land Description</b>					
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		

---

<b>Acpt Land</b>	20,300	<b>Accepted Bldg</b>	0	<b>Total</b>	20,300
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: TOKARZ, JAMES SCOTT

**Valuation Report**

12/13/2024  
 Page 755  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		21,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						21,200	

PERRY  
 Name: BERBINE, ESTHER MEAD

**Valuation Report**

12/13/2024  
 Page 756  
 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
<b>Acpt Land</b>		7,200	<b>Accepted Bldg</b>		0	<b>Total</b>	7,200

PERRY  
Name: CURRIER, ROSEANNE M

**Valuation Report**

12/13/2024

Page 757

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	111,862

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1992	120	E 100	1.000	Poor	67%	100%	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

Account: 455 Card: 1 of 1

Map/Lot: 013-034  
Location: 484 GIN COVE RD

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	Value Rcnld
Open Frame Porch	1970	156	C 100	1.356	Fair	461
Frame Garage	1970	384	C 100	10.524	Fair	3,578
Frame Shed	1970	104	C 100	1.838	Fair	625
Outbuilding Total						4,664

**Acpt Land** 26,200 **Accepted Bldg** 33,100 **Total** 59,300

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	Phy	Func	Econ	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

PERRY  
 Name: BAINE, MICHAEL D

**Valuation Report**

12/13/2024

Page 760

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

		<b>Land Description</b>					
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



PERRY  
 Name: PRESCOTT, STEPHEN J  
 PRESCOTT, FAYE M

**Valuation Report**

12/13/2024

Page 761

Account: 440 Card: 1 of 1

Map/Lot:  
 Location:

013-037  
 465 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

**Sale Data**  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1973	308	E 100	1.962	Ava.	81%	100%	100%	1,589	
<b>Outbuilding Total</b>									<b>1,589</b>	
<b>Acpt Land</b>		21,800	<b>Accepted Bldg</b>		1,600	<b>Total</b>		<b>23,400</b>		

PERRY  
 Name: DUFFY, BRIAN  
 DUFFY, CARROLL SUSANNE  
 Account: 390 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 762  
 013-037-00B  
 471 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

**Sale Data**  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
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
<b>Acpt Land</b>		26,000	<b>Accepted Bldg</b>		16,700	<b>Total</b>		42,700	

PERRY  
Name: JOHNSON, MILLARD T

**Valuation Report**

12/13/2024

Page 763

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: WALSH, WILLIAM A  
 WALSH, SUSAN MARIE

**Valuation Report**

12/13/2024

Page 764

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) 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							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	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: MAINE COAST HERITAGE TRUST

**Valuation Report**

12/13/2024  
 Page 765  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		9,000	<b>Accepted Bldg</b>		3,700	<b>Total</b>			12,700

PERRY  
Name: AUTRUM, SUSAN B

**Valuation Report**

12/13/2024

Page 766

Map/Lot:

013-040

Account: 433 Card: 1 of 1

Location:

445 GIN COVE RD

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	Percent Good			Value Rcnd
						Phy	Func	Econ	
One Storv Frame	1997	384	C 110	8.921	Ava.	90%	100%	100%	8.029
Frame Garage	1997	784	C 110	19.052	Ava.	90%	100%	100%	17.147
Finished Attic	1997	784	C 100	9.596	Ava.	90%	100%	100%	8.636
Patio	1997	324	C 100	2.930	Ava.	90%	100%	100%	2.637
Wood Deck	1997	420	C 100	3.610	Ava-	85%	100%	100%	3.068
Frame Shed	1997	408	E 100	2.472	Fair	79%	100%	100%	1.953
Wood Deck	1997	192	C 110	1.965	Ava.	90%	100%	100%	1.768
Outbuilding Total									43,238

<b>Acpt Land</b>	59,500	<b>Accepted Bldg</b>	176,200	<b>Total</b>	235,700
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: LORING, WALTER  
 PLACHY, PLACHY,SUSAN  
 Account: 401 Card: 1 of 3

**Valuation Report**

12/13/2024  
 Page 767  
 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**

12/13/2024  
 Page 768  
 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						
Occupancy Type	Service Garage..		Storage Garage..			
Class & Quality	Frame.....Good		Frame.....Avg.			
# Dwelling Units	0		0			
Exterior	Wood Siding		Wood Siding			
Stories & Height	1 STORY @ 9'		1 STORY @ 8'			
Heating/Cooling	Forced Warm Air		Forced Warm Air			
Built	1976		1976			
Remodeled	0		0			
Base Cost/Sqft		28.58			20.98	
Heat-Cool/Sqft	+	3.05			3.05	
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	

<b>Acpt Land</b>	30,000	<b>Accepted Bldg</b>	54,800	<b>Total</b>	84,800
------------------	--------	----------------------	--------	--------------	--------



PERRY  
 Name: LORING, WALTER  
 PLACHY, PLACHY,SUSAN

**Valuation Report**

12/13/2024

Page 769

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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	Obsolete	Obsolete	Average	Typical	22,844	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		89%	90%	100%	18,298
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		18,300	<b>Total</b>	18,300

PERRY  
Name: LORING, WALTER  
PLACHY, PLACHY,SUSAN  
Account: 401

**Valuation Report**

12/13/2024  
Page 770  
013-041  
414 GIN COVE RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	157,800	186,200	344,000	157,800	186,200	344,000

PERRY  
Name: MAINE COAST HERITAGE TRUST

**Valuation Report**

12/13/2024  
Page 771  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		2,800	<b>Accepted Bldg</b>	0	<b>Total</b>	2,800

PERRY  
 Name: GILLING, MARJORIE N  
 GILLING, SUNG SHIANG

**Valuation Report**

12/13/2024

Page 772

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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>			<b>Phys. %</b>		<b>Func. %</b>	<b>Econ. %</b>
None			92%		100%	100%
						522,370

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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**

12/13/2024

Page 773

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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
2007	0	Typical	Typical	Good	95%	100%	100%			121,726
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		95%	100%	100%			115,640	
<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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**

12/13/2024  
Page 774  
013-042  
26 LETE WATCH

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	230,900	585,500	816,400	230,900	585,500	816,400
2	0	125,500	125,500	0	125,500	125,500
<b>TOTAL</b>	230,900	711,000	941,900	230,900	711,000	941,900

PERRY  
 Name: COOK, JOHN J  
 COOK, SHARON M

**Valuation Report**

12/13/2024

Page 775

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	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: FOGGIA, MICHAEL C

**Valuation Report**

12/13/2024

Page 776

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		138,900	<b>Accepted Bldg</b>		0	<b>Total</b>	138,900



PERRY  
 Name: MACNICHOL, STANLEY A  
 MACNICHOL, HOLLY A

**Valuation Report**

12/13/2024

Page 777

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						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	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1955	288	C 100	2.554	Ava.	74%	95%	100%	1.796
Frame Garage	1955	680	D 110	14.029	Ava.	74%	100%	100%	10.381
Frame Shed	1955	224	E 100	1.532	Ava.	74%	100%	100%	1.134
Open Frame Porch	1955	24	C 100	336	Ava.	74%	95%	100%	237
Outbuilding Total									13,548

**Acpt Land** 57,500 **Accepted Bldg** 91,900 **Total** 149,400

PERRY  
 Name: MACNICHOL, SCOTT A

**Valuation Report**

12/13/2024

Page 778

Account: 1159 Card: 1 of 1

Map/Lot:  
 Location:

013-045-1  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Accpt Land</b>		63,000	<b>Accepted Bldg</b>		12,000	<b>Total</b>		75,000		

PERRY  
 Name: NIXON, GARY P  
 NIXON, JOYCE A

**Valuation Report**

12/13/2024

Page 779

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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	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

PERRY  
 Name: MACNICHOL, STANLEY A  
 MACNICHOL, HOLLY

**Valuation Report**

12/13/2024  
 Page 780  
 013-047  
 GIN COVE RD

Account: 341 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 01/26/2004  
 Sale Price 12,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 B2840P075  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) Land Schedule 2

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		34,200	<b>Accepted Bldg</b>		0	<b>Total</b>	34,200

PERRY  
 Name: SAVAGE, BETSY C  
 SAVAGE, AMY W

**Valuation Report**

12/13/2024

Page 781

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
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					0
Bedrooms	2	Add Fixtures	0			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
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None		None		93%	100%	140,572

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
One Storv Frame	2005	220	C 115	5.343	Ava.	4.969
Frame Garage	2005	390	C 115	12.220	Ava.	11.365
Wood Deck	2005	60	C 115	839	Ava.	780
Open Frame Porch	2005	292	C 115	2.768	Ava.	2.574
Outbuilding Total						19,688

**Acpt Land** 56,900 **Accepted Bldg** 160,300 **Total** 217,200

PERRY  
 Name: PATTERSON, ROBERT S  
 PATTERSON, JENNIFER

**Valuation Report**

12/13/2024  
 Page 782  
 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

		<b>Land Description</b>					
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		

---

<b>Acpt Land</b>	27,000	<b>Accepted Bldg</b>	0	<b>Total</b>	27,000
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: FERGUSON, ELIZABETH

**Valuation Report**

12/13/2024

Page 783

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			Land Total			92,076

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. %	Value(Rcnld)	
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: FERGUSON, MARK G

**Valuation Report**

12/13/2024  
 Page 784  
 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: CONLEY-HILL, BETH  
 HILL, GLEN S

**Valuation Report**

12/13/2024

Page 785

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  
 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
0.40	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% Hot Water C	Cooling	0% None	Heat	-8,518
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	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	157,322	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		94%	100%	100%	147,883

**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**

150,800

**Total**

238,000

PERRY  
 Name: HOLLANDER, CHARLES S  
 HOLLANDER, ALANA R

**Valuation Report**

12/13/2024

Page 786

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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 Garcae	2016	672	B 100	19.271	Ava.	95%	100%	100%	18.307
Frame Garcae	2017	2400	C 110	49.254	Ava.	95%	100%	100%	46.791
<b>Outbuilding Total</b>									<b>70,628</b>

**Acpt Land** 68,800 **Accepted Bldg** 252,100 **Total** 320,900

PERRY  
 Name: FISHBEIN, MICHAEL  
 BRYAN, CAROL P

**Valuation Report**

12/13/2024  
 Page 787  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		63,100	<b>Accepted Bldg</b>		0	<b>Total</b>	63,100

PERRY  
Name: NICHOLS, CHARLES

**Valuation Report**

12/13/2024

Page 788

Map/Lot:

013-049-002

Account: 1095 Card: 1 of 1

Location:

263 GIN COVE RD

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						Land Total 57,620

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100% 100%	114,380

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Story Frame	2005	264	C 115	6.412	Ava.	5.963
Open Frame Porch	2023	220	C 115	2.129	Ava.	2.023
Frame Garage	2005	624	C 115	16.792	Ava.	15.617
Frame Shed	2005	160	D 100	1.976	Ava.	1.838
Outbuilding Total						25,441

**Acpt Land** 57,600 **Accepted Bldg** 139,800 **Total** 197,400

PERRY  
 Name: GUILMETTE LIVING TRUST

**Valuation Report**

12/13/2024

Page 789

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		

<b>Acpt Land</b>	51,800	<b>Accepted Bldg</b>	0	<b>Total</b>	51,800
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: CIANCHETTE, JAMES A

**Valuation Report**

12/13/2024  
Page 790  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		53,800	<b>Accepted Bldg</b>	0	<b>Total</b>	53,800

PERRY  
Name: FREDEN, MARK

**Valuation Report**

12/13/2024

Page 791

Map/Lot: 013-050-002

Account: 366 Card: 1 of 1

Location: 16 SUNSHINE SHORES DR S

Neighborhood 20 GIN COVE RD

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

**Sale Data**  
Sale Date 11/02/2023  
Sale Price 20,000  
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 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

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Func	Econ		
Frame Shed	2023	192	B 100	3.421	Ava.	95%	100%	100%		3,250
Outbuilding Total										3,250
<b>Acpt Land</b>		50,300	<b>Accepted Bldg</b>		3,300	<b>Total</b>			53,600	

PERRY  
 Name: MCCRANIE, PHILIP LEE  
 MCCRANIE, KATIE DESANTIS  
 Account: 527 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 792  
 013-050-003&004  
 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		
<b>Accpt Land</b>		70,200	<b>Accepted Bldg</b>		0	<b>Total</b>	70,200



PERRY  
 Name: MCCRANIE, PHILIP LEE  
 MCRAINIE, KATIE DESANTIS  
 Account: 581 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 793  
 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		
<b>Acpt Land</b>		50,300	<b>Accepted Bldg</b>		0	<b>Total</b>	50,300

PERRY  
 Name: GUILMETTE, RAYMOND A & PATRICIA  
 GUILMETTE LIVING TRUST

**Valuation Report**

12/13/2024

Page 794

Account: 645 Card: 1 of 1

Map/Lot:  
 Location:

013-050-006

SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

Zoning/Use Shoreland.....  
 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  
 Reference 2  
 Tran/Land/Bldg 0 0 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		
<b>Acpt Land</b>		50,300	<b>Accepted Bldg</b>		0	<b>Total</b>	50,300

PERRY  
 Name: GUILMETTE, RAYMOND A & PATRICIA K,  
 GUILMETTE LIVING TRUST  
 Account: 649 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 795  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100% 100%	201,756

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	192	B 100	2.042	Ava.	95%	100%	100%	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: PARK, TAI HYUN

**Valuation Report**

12/13/2024  
 Page 796  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		49,000	<b>Accepted Bldg</b>		0	<b>Total</b>	49,000

PERRY  
Name: PARK, TAI HYUN

**Valuation Report**

12/13/2024  
Page 797  
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

---

		<b>Land Description</b>				
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	

---

<b>Acpt Land</b>	46,600	<b>Accepted Bldg</b>	0	<b>Total</b>	46,600
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: MCCRANIE, PHILLIP LEE  
 MCCRANIE, KATIE DESANTIS  
 Account: 992 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 798  
 013-050-011  
 GIN COVE RD

Map/Lot:  
 Location:

Neighborhood 20 GIN COVE RD

Sale Data	
Sale Date	06/30/2020
Sale Price	92,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

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

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		
<b>Accpt Land</b>		18,900	<b>Accepted Bldg</b>		0	<b>Total</b>	18,900

PERRY  
Name: PARK, TAI HYUN

**Valuation Report**

12/13/2024  
Page 799  
013-050-012  
GIN COVE RD

Account: 1016 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 06/22/2020  
Sale Price 75,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Partial Interest

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	
<b>Acpt Land</b>		23,000	<b>Accepted Bldg</b>		0	<b>Total</b>	23,000

PERRY  
 Name: CIANCHETTE, JAMES A

**Valuation Report**

12/13/2024

Page 800

Account: 1065 Card: 1 of 1

Map/Lot: 013-050-013  
 Location: SUNRISE SHORE ROAD

Neighborhood 20 GIN COVE RD

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

**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

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		20,900	<b>Accepted Bldg</b>		0	<b>Total</b>	20,900



PERRY  
 Name: GUILMETTE, RAYMOND A & PATRICIA  
 GUILMETTE LIVING TRUST

**Valuation Report**

12/13/2024

Page 801

Account: 1077 Card: 1 of 1

Map/Lot:  
 Location:

013-050-014

SUNRISE SHORES DR NORTH

Neighborhood 20 GIN COVE RD

**Sale Data**

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

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: TYPHOON, LLC

**Valuation Report**

12/13/2024

Page 802

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	6,148	100%		6,148	
56.00	Acres-Hardwood	129.00	5,851	100%		5,851	
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	136.00	3,195	100%		3,195	
Total Acres 162.00			Land Total		21,074		

---

<b>Accpt Land</b>	21,100	<b>Accepted Bldg</b>	0	<b>Total</b>	21,100
-------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: SEHL, WILLIAM JR  
 SEHL, DEBORAH

**Valuation Report**

12/13/2024

Page 803

Account: 79 Card: 1 of 1

Map/Lot:  
 Location:

014-002  
 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) 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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100%	100%	97,852

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
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: MARCH, ROBERT H

**Valuation Report**

12/13/2024

Page 804

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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		23,400	<b>Accepted Bldg</b>		0	
					<b>Total</b>	23,400

PERRY  
Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024

Page 805

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		26,600	<b>Accepted Bldg</b>		0	<b>Total</b>	26,600

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	Value Rcnld
One Storv Frame	2007	132	C 100	2.788	Ava.	2.621
Plumbina fixture	2007	2	D 100	2.460	Ava.	2.312
Wood Deck	2007	88	E 100	477	Ava.	448
Outbuilding Total						5,381

<b>Acpt Land</b>	114,100	<b>Accepted Bldg</b>	23,000	<b>Total</b>	137,100
------------------	---------	----------------------	--------	--------------	---------

PERRY  
Name: COSTA, ROBERT

**Valuation Report**

12/13/2024

Page 807

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	136.00	2,093	100%		2,093
60.00	Acres-Mixed Wood	165.00	8,019	100%		8,019
1.00	Acres-Wasteland	120.00	120	100%		120
Total Acres 97.00			Land Total			78,482

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** 78,500 **Accepted Bldg** 69,800 **Total** 148,300

PERRY  
Name: COSTA, ROBERT

**Valuation Report**

12/13/2024

Page 808

Account: 1002 Card: 2 of 2

Map/Lot:  
Location:

014-006  
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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**

12/13/2024

Page 809

Map/Lot:

014-006

Location:

169 LOON COVE RD

Account: 1002

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	78,500	69,800	148,300	78,500	69,800	148,300
2	12,000	0	12,000	12,000	0	12,000
<b>TOTAL</b>	90,500	69,800	160,300	90,500	69,800	160,300

PERRY  
 Name: CICCONE, MARY

**Valuation Report**

12/13/2024  
 Page 810  
 014-006-001  
 SOUTH MEADOW RD OFF

Account: 14 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
 Sale Date 06/27/2023  
 Sale Price 140,000  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		104,800	<b>Accepted Bldg</b>		0	<b>Total</b>	104,800

PERRY  
 Name: DEAL, LANNETTE M  
 DEAL, DANIEL P

**Valuation Report**

12/13/2024

Page 811

Account: 845 Card: 1 of 1

Map/Lot:  
 Location:

014-006-002  
 166 KINGFISHER TRAIL

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
 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
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

Account: 529 Card: 1 of 1

Map/Lot: 014-007  
Location: 84 OTIS LANE

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	136.00	3,415	100%		3,415
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			123,077

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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1914	0	Typical	Typical	Average	Typical		128,590
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	65%	95%	100%	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** 123,100 **Accepted Bldg** 107,200 **Total** 230,300

PERRY  
Name: DAVIS, CAROLE

**Valuation Report**

12/13/2024

Page 813

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: ISAACSON, TRUSTEE JOELS  
 CROHN, A L & L JANELLI 1997 TRUST  
 Account: 146 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 814  
 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: CROHN FAMILY LAND TRUST  
 CROHN,FRANK T JR & BONNIE, TRUSTEES  
 Account: 145 Card: 1 of 2

**Valuation Report**

12/13/2024

Page 815

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

<b>Acpt Land</b>	127,300	<b>Accepted Bldg</b>	100,700	<b>Total</b>	228,000
------------------	---------	----------------------	---------	--------------	---------

PERRY  
 Name: CROHN FAMILY LAND TRUST  
 CROHN,FRANK T JR & BONNIE, TRUSTEES  
 Account: 145 Card: 2 of 2

**Valuation Report**

12/13/2024

Page 816

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	Value Rcnld
One Story Frame	1989	288	C 100	6.083	Ava.	5,292
Wood Deck	1989	128	C 100	1.274	Ava.	1,108
Wood Deck	1989	48	C 100	634	Ava.	552
Frame Shed	1989	48	E 100	633	Ava.	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**

12/13/2024  
Page 817  
Map/Lot: 014-007-004+005  
Location: 7 SUMMER LN/BOATHOUSE

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	217,200	179,300	396,500	217,200	179,300	396,500

PERRY  
 Name: POTTER, DONALD I  
 POTTER, PENNY E

**Valuation Report**

12/13/2024  
 Page 818  
 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	Phys. %	Func. %	Econ. %			Value(Rcnld)
1975	0	Typical	Typical	Average	82%	100%	100%			53,630
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								
None		None								43,977
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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: CROHN FAMILY LAND TRUST  
 CROHN,FRANK T JR & BONNIE G,TRUSTEES  
 Account: 1123 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 819  
 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**

12/13/2024  
Page 820  
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
1935	0	Typical	Typical	Average				70,501
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None			67%	100%	100%	47,236	

<b>Outbuildings/Additions/Improvements</b>					<b>Percent Good</b>					<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	Value
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
<b>Outbuilding Total</b>										<b>1,769</b>

**Acpt Land** 84,900 **Accepted Bldg** 49,000 **Total** 133,900

PERRY  
 Name: BAKIS, RONALD J  
 BAKIS, DEBORAH J

**Valuation Report**

12/13/2024  
 Page 821  
 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

<b>Land Description</b>						
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						92,541

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
1970	0	Typical	Typical	Average				65,852
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None			80%	100%	100%	52,682	

<b>Outbuildings/Additions/Improvements</b>									
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

Account: 147 Card: 1 of 2 Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
Sale Date 11/27/2023  
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
1.80	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(Rcnld)
Delapidation		None		85%	80%	100%	259,984

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						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

**Valuation Report**

12/13/2024  
Page 823  
014-007-00A  
10 OTIS LANE

Account: 147 Card: 2 of 2  
Map/Lot: Location:

Neighborhood 11 SOUTH MEADOW RD

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

**Sale Data**  
Sale Date 11/27/2023  
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

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
<b>Outbuilding Total</b>									<b>52,627</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			52,600	<b>Total</b>	52,600

PERRY  
Name: MORGAN, RONALD L

**Valuation Report**

12/13/2024  
Page 824  
014-007-00A  
10 OTIS LANE

Account: 147

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	114,100	353,100	467,200	114,100	353,100	467,200
2	0	52,600	52,600	0	52,600	52,600
<b>TOTAL</b>	114,100	405,700	519,800	114,100	405,700	519,800



PERRY  
Name: MCGARVEY, MARGARET

**Valuation Report**

12/13/2024  
Page 825  
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	Phys. %	Func. %	Econ. %	Value(Rcnld)
1970	0	Typical	Typical	Average	80%	100%	100%	61,672
Functional Obsolescence								49,338
None								

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
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**

12/13/2024  
 Page 826  
 014-007-011  
 142 OTIS LANE

Account: 1127 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

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
					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**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Average	Typical	68,495
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	54,796	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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**

12/13/2024  
Page 827  
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	136.00	1,102	100%		1,102
7.00	Acres-Mixed Wood	165.00	936	100%		936
11.00	Acres-Hardwood	129.00	1,149	100%		1,149
Total Acres 29.20			Land Total			95,323

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** 95,300 **Accepted Bldg** 30,200 **Total** 125,500

PERRY  
 Name: MCGARVEY, MARGARET  
 ASANTE, NANCY O

**Valuation Report**

12/13/2024

Page 828

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
95.00	Acres-Softwood	136.00	10,465	100%		10,465
100.00	Acres-Mixed Wood	165.00	13,365	100%		13,365
55.00	Acres-Wasteland	120.00	6,600	100%		6,600
Total Acres 250.00			Land Total			30,430
<b>Accpt Land</b>		30,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						30,400

PERRY  
Name: BEAL, FOREST

**Valuation Report**

12/13/2024

Page 829

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		None		95%	%	100%	0

**Acpt Land** 82,200 **Accepted Bldg** 0 **Total** 82,200

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
0.00	Acres-Rear Land 1	120.00	6,600	100%		0
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							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	Typical	Typical	Average	Typical	143,905	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	100%	130,954

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1999	144	C 110	1.542	Ava.	1.403
Frame Shed	1999	144	C 100	2.247	Ava.	2.045
Frame Garage	2012	784	B 100	21.650	Ava.	20.568
Unfinished Attic	2012	784	B 100	2.720	Ava.	2.584
Wood Deck	2012	64	C 100	762	Ava.	724
Outbuilding Total						27,324

**Acpt Land** 62,600 **Accepted Bldg** 158,300 **Total** 220,900

PERRY  
 Name: COOLEY, DEVISEES OF CYNTHIA A  
 COOLEY, DEVISEES OF JOHN R  
 Account: 406 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 831  
 014-011  
 42 EAGLE COVE RD

Map/Lot:  
 Location:

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) 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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		92%	95%	100%
						47,674

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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

**Valuation Report**

12/13/2024

Name: BROOKS, JANE LESLIE

Page 832

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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		59,800	<b>Accepted Bldg</b>		0	<b>Total</b>	59,800



PERRY  
 Name: BROOKS, KENNETH L  
 BROOKS, JANE

**Valuation Report**

12/13/2024

Page 833

Account: 75 Card: 1 of 1

Map/Lot:  
 Location:

014-013  
 32 EAGLE COVE RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		no electricity..		64%	73%	90%	4,148

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

PERRY  
 Name: RAYE, MATTHEW C, TRUSTEE  
 FTOREK FAMILY IRREVOCABLE TRUST  
 Account: 231 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 834  
 014-014  
 28 SOUTH MEADOW RD

Neighborhood 11 SOUTH MEADOW RD

Zoning/Use Shoreland.....  
 Topography Rolling  
 Utilities LakeSeptic 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: LOVE, WILLIAM D  
 LOVE, MONA INGRID

**Valuation Report**

12/13/2024

Page 835

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

12/13/2024

Page 836

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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**

12/13/2024

Page 837

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		22,000	<b>Accepted Bldg</b>		0	<b>Total</b>	22,000

PERRY  
Name: LOVE, WILLIAM D  
LOVE, MONA INGRID  
Account: 320

**Valuation Report**

12/13/2024  
Page 838  
Map/Lot: 014-014-001+25  
Location: 26 SOUTH COOK RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	116,600	94,900	211,500	116,600	94,900	211,500

PERRY  
Name: BUDZIK,TIMOTHY M

**Valuation Report**

12/13/2024

Page 839

BUDZIK, TODD A & SHERILYNN  
Account: 89 Card: 1 of 1

Map/Lot: 014-015  
Location: 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

<b>Acpt Land</b>	71,000	<b>Accepted Bldg</b>	47,100	<b>Total</b>	118,100
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: GOVE, SHANNON E  
 LAWRENCE, ROSS W

**Valuation Report**

12/13/2024  
 Page 840  
 014-015-001  
 SOUTH MEADOW RD

Account: 68 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 11 SOUTH MEADOW RD

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

Zoning/Use Shoreland.....  
 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 1

		<b>Land Description</b>					
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		
<b>Accpt Land</b>		3,500	<b>Accepted Bldg</b>		0	<b>Total</b>	3,500



PERRY  
 Name: PRESTON, DEAN A  
 PRESTON, CALVIN A

**Valuation Report**

12/13/2024  
 Page 841  
 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: PRESTON, DEAN A

**Valuation Report**

12/13/2024  
Page 842  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		200	<b>Accepted Bldg</b>		0	<b>Total</b>
						200

PERRY  
 Name: PRESTON, DEAN A

**Valuation Report**

12/13/2024  
 Page 843  
 014-015-4  
 SOUTH COOK RD

Account: 1160 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 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		
<b>Acpt Land</b>		1,600	<b>Accepted Bldg</b>		0	<b>Total</b>	1,600

PERRY  
 Name: GOVE, SHANNON E  
 LAWRENCE, ROSS W

**Valuation Report**

12/13/2024

Page 844

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100%	100%	74,575

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Frame Shed	1991	128	E 100	1.042	Poor	Phy 67% Func 100% Econ 100%	698
Frame Shed	2012	192	D 100	2.244	Ava.	95% 100% 100%	2,132
Wood Deck	1991	84	D 110	832	Ava.	88% 100% 100%	732
One Storv Frame	2019	176	D 110	3.353	Ava.	88% 100% 100%	2,951
Encl Frame Porch	2019	32	D 110	976	Ava.	88% 100% 100%	859
Outbuilding Total							7,372

**Acpt Land** 83,600 **Accepted Bldg** 81,900 **Total** 165,500

PERRY  
 Name: MITCHELL, DAVID A  
 MITCHELL, TAMARA JEAN  
 Account: 957 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 845  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		59,800	<b>Accepted Bldg</b>		0	<b>Total</b>	59,800

PERRY  
 Name: MITCHELL, DAVID  
 MITCHELL, TAMARA JEAN  
 Account: 235 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 846  
 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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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: HARDER, JEFFREY  
 HARDER, CANDICE

**Valuation Report**

12/13/2024

Page 847

Account: 367 Card: 1 of 1

Map/Lot:  
 Location:

014-018  
 13 NORTH COOK RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

Sale Date 12/15/2023  
 Sale Price 399,000  
 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
0.13	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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100% 100%	162,119

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
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: TUTHILL, ELIZABETH  
 WELCH, KRISTINE E

**Valuation Report**

12/13/2024

Page 848

Account: 795 Card: 1 of 2

Map/Lot: 014-019  
 Location: 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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**

12/13/2024

Page 849

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
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**

12/13/2024  
Page 850  
014-019  
19 NORTH COOK RD

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	61,900	45,900	107,800	61,900	45,900	107,800

PERRY  
Name: GRIMSHAW, W PAUL

**Valuation Report**

12/13/2024

Page 851

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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: DEMEREST, TINA L

**Valuation Report**

12/13/2024

Page 852

Map/Lot:

014-021

Location:

23 NORTH COOK RD

Account: 638 Card: 1 of 1

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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1975	2010	Typical	Typical	Average	82%	100%	100%	53,965		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>						44,251		
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1975	280	D 100	2.042	Ava.	82%	100%	100%	1,674	
							Outbuilding Total		1,674	
<b>Accpt Land</b>		44,400		<b>Accepted Bldg</b>		45,900		<b>Total</b>		90,300

PERRY  
 Name: LORING, N AVIS  
 DOUGHERTY, RHODA A

**Valuation Report**

12/13/2024

Page 853

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Accpt Land</b>		48,100	<b>Accepted Bldg</b>		3,300	<b>Total</b>		51,400	

PERRY  
Name: GRIMSHAW, W PAUL

**Valuation Report**

12/13/2024

Page 854

Map/Lot: 014-023

Account: 764 Card: 1 of 1

Location: 27 NORTH COOK RD

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

<b>Acpt Land</b>	44,400	<b>Accepted Bldg</b>	93,200	<b>Total</b>	137,600
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: NEWELL, ALBERTA J DOWNING

**Valuation Report**

12/13/2024

Page 855

Map/Lot:

014-024

Account: 698 Card: 1 of 1

Location:

30 COOK RD

Neighborhood 11 SOUTH MEADOW RD

**Sale Data**

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

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: TOMPKINS, BRADLEY

**Valuation Report**

12/13/2024  
 Page 856

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
<b>Acpt Land</b>		36,500	<b>Accepted Bldg</b>		26,400	<b>Total</b>			62,900



PERRY  
 Name: GRIMSHAW, PAUL

**Valuation Report**

12/13/2024  
 Page 857  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		13,700	<b>Accepted Bldg</b>		0	<b>Total</b>	13,700

PERRY  
 Name: TOMPKINS, BRUCE M  
 TOMPKINS, RICHARD  
 Account: 1057 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 858  
 014-025-002-001  
 SOUTH MEADOW RD OFF

Map/Lot:  
 Location:

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		11,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						11,900	

PERRY  
 Name: FITZSIMMONS, MERLE R  
 FITZSIMMONS, ROBERT D

**Valuation Report**

12/13/2024  
 Page 859  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: BROWN, BRANDEN B  
 BROWN, ANN M

**Valuation Report**

12/13/2024  
 Page 860  
 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		
<b>Acpt Land</b>		21,100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						21,100	

PERRY  
Name: BARKER, JAMES

**Valuation Report**

12/13/2024  
Page 861  
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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		600	<b>Accepted Bldg</b>		0	<b>Total</b>	600

PERRY  
 Name: POTTLE, SANDRA

**Valuation Report**

12/13/2024

Page 862

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

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
90.00	Acres-Softwood	136.00	9,914	100%		9,914	
36.00	Acres-Mixed Wood	165.00	4,811	100%		4,811	
34.00	Acres-Wasteland	120.00	4,080	100%		4,080	
Total Acres 160.00			Land Total		18,805		
<b>Accpt Land</b>		18,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						18,800	

PERRY  
 Name: LAMPTON, MARK  
 PEDIGO, STACIE

**Valuation Report**

12/13/2024

Page 863

Account: 158 Card: 1 of 1

Map/Lot:  
 Location:

014-027  
 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: POTTLE, JOYCE

**Valuation Report**

12/13/2024

Page 864

Map/Lot:

014-028

Location:

22 WOODMAN LN

Account: 658 Card: 1 of 1

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: MCPHAIL, ANGELA

**Valuation Report**

12/13/2024

Page 865

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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

<b>Accpt Land</b>	43,500	<b>Accepted Bldg</b>	90,600	<b>Total</b>	134,100
-------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: MITCHELL, DANA  
 MITCHELL, ROSA EDILMA  
 Account: 421 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 866  
 014-030  
 18 WOODMAN LN

Map/Lot:  
 Location:

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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: BROWN, BRANDEN B  
 BROWN, ANN M

**Valuation Report**

12/13/2024

Page 867

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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								8,000
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									10,884

**Acpt Land**

34,800

**Accepted Bldg**

75,300 **Total**

110,100

PERRY  
Name: JOLLOTTA, DAVID

**Valuation Report**

12/13/2024

Page 868

Map/Lot:

014-033

Location:

WOODMAN LN

Account: 314 Card: 1 of 1

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

		Land Description					
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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1900	0	Obsolete	None	Poor	Inadeq.		8,680
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Fire Damage		no electricity..		40%	%	90%	0

**Acpt Land** 15,000 **Accepted Bldg** 0 **Total** 15,000

PERRY  
Name: BARKER, JAMES

**Valuation Report**

12/13/2024

Page 869

Account: 834 Card: 1 of 1

Map/Lot:  
Location:

014-034  
2 WOODMAN LN

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: FENNELL, NANCY

**Valuation Report**

12/13/2024  
 Page 870  
 014-035  
 RIDGE RD

Account: 884 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 04/01/2020  
 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	
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: FENNELL, NANCY

**Valuation Report**

12/13/2024

Page 871

Map/Lot:

014-035-A

Location:

1069 RIDGE RD

Account: 196 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 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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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				

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	77,390
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	56,495	

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
2S Frame Garaae	1950	864	C 100	26.261	Ava.	19,171
<b>Outbuilding Total</b>						<b>19,171</b>

**Acpt Land** 0 **Accepted Bldg** 75,700 **Total** 75,700

PERRY  
Name: FENNELL, NANCY

### Valuation Report

12/13/2024  
Page 872  
014-036  
RIDGE RD

Account: 321 Card: 1 of 1  
Map/Lot:  
Location:

Neighborhood 11 SOUTH MEADOW RD

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

---

**Sale Data**

---

Sale Date 04/01/2020  
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

---

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
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



PERRY  
 Name: BROWN, BENJAMIN C  
 MITCHELL, MITCHELL, BETHANY  
 Account: 233 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 873  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		75,800	<b>Accepted Bldg</b>		0	<b>Total</b>	
						75,800	

PERRY  
 Name: TURNER, JEFFREY B

**Valuation Report**

12/13/2024  
 Page 874  
 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

		<b>Land Description</b>					
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
<b>Acpt Land</b>		300	<b>Accepted Bldg</b>		0	<b>Total</b>	
						300	

PERRY  
Name: TURNER, DENNIS F

**Valuation Report**

12/13/2024  
Page 875  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		28,500	<b>Accepted Bldg</b>		0	
					<b>Total</b> 28,500	

PERRY  
Name: CIANCE, PAUL A JR

**Valuation Report**

12/13/2024  
Page 876  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		4,200	<b>Accepted Bldg</b>	0	<b>Total</b>	4,200

PERRY  
 Name: ADAMS, HERBERT RICHARD  
 ADAMS, CYNTHIA T

**Valuation Report**

12/13/2024  
 Page 877  
 015-002  
 LAKE RD

Account: 2 Card: 1 of 1

Map/Lot:  
 Location:

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

Account: 574 Card: 1 of 1 Map/Lot: Location:

Neighborhood 4 LAKE RD

Zoning/Use Rural.....  
Topography Above Street  
Utilities  
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 INCOMPLETE FOR SALE \$225K  
Tran/Land/Bldg 9 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
0.00	# -Lot Improvements	3,000.00	6,000	100%		0
Total Acres 0.50			Land Total			21,213

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	576 Sqft	Grade C 110	Base		105,381
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		-5,702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,502
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	
2022	0	Modern	Modern	Average	Typical	98,177	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	70%	100%	65,288

Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Shed	2022						Func Econ	Rcnld
----- S O U N D V A L U E -----								800
Outbuilding Total								800

**Accpt Land** 21,200 **Accepted Bldg** 66,100 **Total** 87,300

PERRY  
 Name: TURNER, DARREN GEORGE  
 TURNER, DARCI LISE

**Valuation Report**

12/13/2024  
 Page 879  
 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Typical	Typical	Average	Typical	76,543
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	93%	90%	100%	64,066	

<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value 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: RYAN, ALLAN J  
 RYAN, CHARLOTTE L

**Valuation Report**

12/13/2024

Page 880

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

		<b>Land Description</b>					
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		
<b>Accpt Land</b>		51,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						51,900	



PERRY  
 Name: JOHNSON, DAVID  
 JOHNSON, BETTY

**Valuation Report**

12/13/2024  
 Page 881  
 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	Typical	Typical	Average	Typical	99,037	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	85,172

<b>Outbuildings/Additions/Improvements</b>						
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: BISHOP,HERBERT E & KATHRYN E  
 LIFE ESTATE

**Valuation Report**

12/13/2024  
 Page 882  
 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	136.00	9,694	100%		9,694
17.00	Acres-Mixed Wood	165.00	2,272	100%		2,272
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			166,053

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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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** 166,100 **Accepted Bldg** 195,500 **Total** 361,600

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

**Valuation Report**

12/13/2024  
 Page 883  
 015-007  
 43 BISHOP LN

Account: 56 Card: 2 of 2

Map/Lot:  
 Location:

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	
<b>Acpt Land</b>		0		<b>Accepted Bldg</b>		76,900		<b>Total</b>	76,900	

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

**Valuation Report**

12/13/2024  
Page 884  
015-007  
43 BISHOP LN

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	166,100	195,500	361,600	166,100	195,500	361,600
2	0	76,900	76,900	0	76,900	76,900
<b>TOTAL</b>	166,100	272,400	438,500	166,100	272,400	438,500

PERRY  
Name: RAYE, WILLIAM J

**Valuation Report**

12/13/2024  
Page 885  
015-007-001  
37 BISHOP LN

Account: 650 Card: 1 of 1 Map/Lot: Location:

Neighborhood 4	LAKE RD	<b>Sale Data</b>
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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Below Average	Typical	44,070
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		81%	100%	100%
						<b>Value(Rcnd)</b>
						35,697

<b>Outbuildings/Additions/Improvements</b>							
Description	Year	Units	Grade	RCN	Cond	Percent Good	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

<b>Acpt Land</b>	42,900	<b>Accepted Bldg</b>	37,200	<b>Total</b>	80,100
------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: JOHNSON, RICHARD  
 JOHNSON, WINNIE

**Valuation Report**

12/13/2024  
 Page 886  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		75%	89%	100%	20,574

**Acpt Land** 27,100 **Accepted Bldg** 20,600 **Total** 47,700

PERRY  
 Name: SERMERSHEIM, JOHN  
 SERMERSHEIM, KIM S  
 Account: 236 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 887  
 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	
<b>Acpt Land</b>		47,600	<b>Accepted Bldg</b>		200	<b>Total</b>	47,800	

PERRY  
 Name: SERMERSHEIN, JOHN  
 SERMERSHEIN, KIM S

**Valuation Report**

12/13/2024  
 Page 888  
 015-007-005  
 384 LAKE RD

Account: 313 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 LAKE RD

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

**Sale Data**  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		88%	100% 100%	84,386

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
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: JOHNSON, WINNIE  
 JOHNSON, RICHARD  
 Account: 710 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 889  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		61,500	<b>Accepted Bldg</b>		0	<b>Total</b>	61,500

PERRY  
 Name: FICKETT, DANA  
 FICKETT, SHARON

**Valuation Report**

12/13/2024  
 Page 890  
 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

Account: 239 Card: 1 of 1

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(Rcnld)	
None	None	87%	100%	100%	50,400	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
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

PERRY  
Name: BISHOP, DWIGHT

**Valuation Report**

12/13/2024  
Page 892  
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
					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		93,580		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Delapidation		None		77%	86%	100%	61,969		
Outbuildings/Additions/Improvements							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1S Ma Overhana	1975	40	C 110	1.514	Ava-	77%	86%	100%	1,003
Outbuilding Total							1,003		
<b>Accpt Land</b>		18,000	<b>Accepted Bldg</b>		63,000	<b>Total</b>		81,000	

PERRY  
 Name: UNDERWOOD, JAMES A  
 UNDERWOOD, DOROTHY M

**Valuation Report**

12/13/2024

Page 893

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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: HARRIS, GEORGE JR  
 HARRIS, JANNA

**Valuation Report**

12/13/2024

Page 894

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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
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**

12/13/2024

Page 895

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100%	100%	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**

12/13/2024  
 Page 896  
 015-012-003  
 65 SUNSET COVE LN

Map/Lot:  
 Location:

Neighborhood 4 LAKE RD

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

**Sale Data**  
 Sale Date 11/09/2012  
 Sale Price 298,000  
 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
1.08	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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100%	100%	152,943

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Frame Garage	2001	1016	B 110	29.236	Ava.	Phy 92% Func 100% Econ 100%	26.897
Frame Shed	2001	256	D 100	2.781	Ava.	Phy 92% Func 100% Econ 100%	2.559
Wood Deck	2001	416	B 110	4.919	Ava.	Phy 92% Func 100% Econ 100%	4.525
Open Frame Porch	2001	177	B 110	2.088	Ava.	Phy 92% Func 100% Econ 100%	1.921
Encl Frame Porch	2001	187	B 110	3.665	Ava.	Phy 92% Func 100% Econ 100%	3.372
Outbuilding Total							39,274

**Acpt Land** 89,100 **Accepted Bldg** 192,200 **Total** 281,300



PERRY  
 Name: TURNER, DAVID & DOROTHY A  
 DAVID & DOROTHY TURNER TRUST  
 Account: 1107 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 897  
 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
<b>Acpt Land</b>		34,000	<b>Accepted Bldg</b>		21,300	<b>Total</b>		55,300	

PERRY  
 Name: POPPER, DOUGLAS L  
 POPPER, JEAN

**Valuation Report**

12/13/2024

Page 898

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
					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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		95%	100%	100%	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: MAENHOUT, SUSAN J  
 MAENHOUT, KIRK R

**Valuation Report**

12/13/2024  
 Page 899  
 015-013  
 GOLDING RD

Account: 794 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 12 GOLDING RD

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

**Sale Data**  
 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  
 Tran/Land/Bldg 0 0 0  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		12,500	<b>Accepted Bldg</b>		0	<b>Total</b>	12,500

PERRY  
 Name: BARNETT, ALEX  
 BARNETT, JORDYN

**Valuation Report**

12/13/2024

Page 900

Account: 793 Card: 1 of 1

Map/Lot:  
 Location:

015-014  
 845 GOLDING RD

Neighborhood 12 GOLDING RD

<b>Sale Data</b>	
Sale Date	05/05/2020
Sale Price	22,000
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 9 0 0  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		14,000	<b>Accepted Bldg</b>		0	<b>Total</b>	14,000

PERRY  
Name: RODMAN, FRANCINE K

**Valuation Report**

12/13/2024

Page 901

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			153,314
2005	0	Typical	Typical	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	142,582

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value 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  
 Name: MORRISON, JEFFREY S

**Valuation Report**

12/13/2024  
 Page 902  
 015-015-001-001  
 GOLDING RD

Account: 870 Card: 1 of 1

Map/Lot:  
 Location:

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		12,400	<b>Accepted Bldg</b>		0	<b>Total</b>	12,400

PERRY  
Name: BLATT, GREGORY

**Valuation Report**

12/13/2024

Page 903

Map/Lot: 015-016

Account: 619 Card: 1 of 1

Location: 719 GOLDING RD

Neighborhood 12 GOLDING RD

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

**Sale Data**  
Sale Date 02/01/1989  
Sale Price 27,000  
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 1

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>			<b>Total</b>
0	2002	Typical	Typical	Average	Typical			136,155
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None		65%	100%	100%	88,501		

<b>Outbuildings/Additions/Improvements</b>					<b>Percent Good</b>				<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Bulkhead	0	35	C 110	1.224	Ava.	65%	100%	100%	796
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	2022	1228	C 110	27.350	Ava.	95%	100%	100%	25.982
<b>Outbuilding Total</b>									<b>30,861</b>

**Acpt Land** 40,500 **Accepted Bldg** 119,400 **Total** 159,900

PERRY  
Name: DEMMONS, AMBER

**Valuation Report**

12/13/2024

Page 904

Map/Lot:

015-016-001

Location:

753 GOLDING RD

Account: 52 Card: 1 of 1

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

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

<b>Outbuildings/Additions/Improvements</b>									
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

<b>Acpt Land</b>	24,300	<b>Accepted Bldg</b>	110,800	<b>Total</b>	135,100
------------------	--------	----------------------	---------	--------------	---------



PERRY  
 Name: CUMMINGS, MELANIE

**Valuation Report**

12/13/2024  
 Page 905  
 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	
<b>Acpt Land</b>		18,000	<b>Accepted Bldg</b>		0	<b>Total</b>	18,000

PERRY  
Name: CHAMPAGNE, BEVERLY

**Valuation Report**

12/13/2024  
Page 906  
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**

12/13/2024  
Page 907  
015-019-002  
12 SPRUCE LN

Account: 966 Card: 2 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) 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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1997	0	Typical	Typical	Average	90%	100%	100%	99,562		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		90%	100%	100%	89,606			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1997	168	C 100	1.594	Ava.	90%	100%	100%	1,435	
							Outbuilding Total		1,435	
<b>Accpt Land</b>		26,000	<b>Accepted Bldg</b>		91,000	<b>Total</b>		117,000		

PERRY  
Name: CHAMPAGNE, BEVERLY

**Valuation Report**

12/13/2024  
Page 908  
015-019-002  
12 SPRUCE LN

Account: 966

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	53,200	165,600	218,800	53,200	165,600	218,800

PERRY  
Name: BISHOP, DANNY

**Valuation Report**

12/13/2024  
Page 909  
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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	18,500

PERRY  
Name: BISHOP, DANIEL

**Valuation Report**

12/13/2024  
Page 910

Account: 964 Card: 1 of 1

Map/Lot: 015-019-004  
Location: 1824 US RTE ONE

Neighborhood 5	ROUTE 1									<b>Sale Data</b>
Zoning/Use	Rural.....									Sale Date
Topography	Rolling									09/28/2004
Utilities	Drilled WellSeptic System									Sale Price
Street	Paved									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

<b>Land Description</b>							
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	Typical	Typical	Average	Typical	76,820	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		None		95%	70%	100%	51,085

<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	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
<b>Outbuilding Total</b>										<b>9,093</b>

<b>Acpt Land</b>	24,500	<b>Accepted Bldg</b>	60,200	<b>Total</b>	84,700
------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: BATISTA, MANUEL JR

**Valuation Report**

12/13/2024  
 Page 911  
 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: SERMERSHEIN, KIM

**Valuation Report**

12/13/2024  
 Page 912  
 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

		<b>Land Description</b>				
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
<b>Accpt Land</b>		36,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						36,300



PERRY  
 Name: SERMERSHEIM, JOHN W  
 SERMERSHEIM, KIM S

**Valuation Report**

12/13/2024

Page 913

Account: 489 Card: 1 of 1

Map/Lot: 015-022+021-001  
 Location: 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		40,000	<b>Accepted Bldg</b>		0	<b>Total</b>	40,000

PERRY  
 Name: DANA WOODLANDS LLC

**Valuation Report**

12/13/2024  
 Page 914  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		42,100	<b>Accepted Bldg</b>		0	<b>Total</b>	42,100

PERRY  
Name: MORRISON, GRAY B

**Valuation Report**

12/13/2024

Page 915

Account: 492 Card: 1 of 1

Map/Lot:  
Location:

015-024  
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 Garae	1910	400	C 100	10.796	Poor	40%	100%	100%	4,318
Outbuilding Total									4,745

<b>Acpt Land</b>	26,300	<b>Accepted Bldg</b>	31,000	<b>Total</b>	57,300
------------------	--------	----------------------	--------	--------------	--------

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 01/01/1990  
Sale Price 7,500  
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) 50 0 0 Land Schedule 2

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Average	Typical	133,733
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	100%	100%
						117,685

<b>Outbuildings/Additions/Improvements</b>						
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

<b>Acpt Land</b>	26,100	<b>Accepted Bldg</b>	142,000	<b>Total</b>	168,100
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: INGERSOLL, JOHN  
 INGERSOLL, REBECCA

**Valuation Report**

12/13/2024

Page 917

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: ADAMS, HERBERT RICHARD

**Valuation Report**

12/13/2024

Page 918

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

Map/Lot:  
Location:

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
75.00	Acres-Rear Land 2	450.00	33,750	100%		33,750
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 76.00					Land Total	51,750

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	Percent Good			Value Rcnd
						Phy	Func	Econ	
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: SMALL, SHEILA J

**Valuation Report**

12/13/2024  
Page 919  
015-029  
118 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 HOUSE UNDER CONST  
Tran/Land/Bldg 9 0 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
0.23	Acres-Rear Land 2	450.00	104	100%		104
Total Acres 2.23			Land Total			16,154

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
.....	23	6X72	B 100	17.297	Ava.	40%	100%	100%		6,919
Outbuilding Total										6,919

**Acpt Land** 16,200 **Accepted Bldg** 6,900 **Total** 23,100

PERRY  
 Name: WATSON, ANNA  
 WATSON, GERALD

**Valuation Report**

12/13/2024  
 Page 920  
 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	

<b>Accpt Land</b>	15,300	<b>Accepted Bldg</b>	9,600	<b>Total</b>	24,900
-------------------	--------	----------------------	-------	--------------	--------



PERRY  
 Name: WATSON, ANNA  
 WATSON, GERALD  
 Account: 502 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 921  
 015-031  
 130 LAKE RD

Map/Lot:  
 Location:

Neighborhood 4 LAKE RD  
 Zoning/Use Residential .  
 Topography Level  
 Utilities None  
 Street Semi-Improved

**Sale Data**  
 Sale Date 07/01/2001  
 Sale Price 5,000  
 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	
0.47	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: MCDONALD, ROBIN C

**Valuation Report**

12/13/2024  
Page 922  
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

<b>Accpt Land</b>	33,000	<b>Accepted Bldg</b>	104,700	<b>Total</b>	137,700
-------------------	--------	----------------------	---------	--------------	---------

PERRY  
Name: WILSON,THOMAS N, JR

**Valuation Report**

12/13/2024  
Page 923  
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		77%	88%	100%	48,587

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1963	232	E 100	972	Poor	Phy 54%	Func 50%	Econ 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: WARD, BARBARA  
 WARD, CLIFFORD

**Valuation Report**

12/13/2024  
 Page 924  
 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			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: KEEZER, ROGER R  
 KEEZER, GAIL

**Valuation Report**

12/13/2024  
 Page 925  
 015-035  
 184 LAKE RD

Account: 470 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 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	Value Rcnld
Frame Shed	2008	120	E 100	1.000	Poor	370
Frame Shed	2000	168	E 100	1.246	Ava.	1,134
Encl Frame Porch	2010	312	C 100	3.944	Ava.	3,747
Railroad Car/Box	2000	1	C 100	1.200	Ava.	1,092
Outbuilding Total						6,343

**Acpt Land** 20,300 **Accepted Bldg** 77,300 **Total** 97,600

PERRY  
Name: MORRISON, JEFFREY S

**Valuation Report**

12/13/2024  
Page 926  
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
<b>Acpt Land</b>		37,800	<b>Accepted Bldg</b>		7,100	<b>Total</b>		44,900	

PERRY  
Name: DEMOLET, RILEY J

**Valuation Report**

12/13/2024  
Page 927  
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 9 0 0  
X Coordinate 0 Y Coordinate 0  
Exemption(s) Land Schedule 2

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	
<b>Accpt Land</b>		19,800	<b>Accepted Bldg</b>		10,000	<b>Total</b>		29,800		

PERRY  
 Name: WILSON, REGINA F (L/E)  
 TRAINER, JAIME & DENNY LYON  
 Account: 823 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 928  
 015-038  
 216 LAKE RD

Map/Lot:  
 Location:

Neighborhood 4 LAKE RD

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

**Sale Data**  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		82%	100%	100%
						<b>Value(Rcnld)</b>
						126,815

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value
Encl Frame Porch	1976	336	B 100	5.236	Ava.	4,294
Percent Good						Value
						Rcnld
						4,294
Outbuilding Total						4,294

**Accpt Land** 15,700 **Accepted Bldg** 131,100 **Total** 146,800



PERRY  
 Name: MAENHOUT, SUSAN J  
 MAENHOUT, KIRK R

**Valuation Report**

12/13/2024  
 Page 929  
 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
<b>Acpt Land</b>		21,800	<b>Accepted Bldg</b>		2,700	<b>Total</b>		24,500	

PERRY

**Valuation Report**

12/13/2024

Name: MAENHOUT, KIRK R

Page 930

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

<b>Accpt Land</b>	400	<b>Accepted Bldg</b>	0	<b>Total</b>	400
-------------------	-----	----------------------	---	--------------	-----

PERRY  
 Name: LAWYER ROAD FARMS LLC

**Valuation Report**

12/13/2024  
 Page 931  
 015-041  
 LAKE RD

Account: 1122 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 4 LAKE RD

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

**Sale Data**  
 Sale Date 03/31/2023  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		60,500	<b>Accepted Bldg</b>		0	<b>Total</b>	60,500

PERRY  
 Name: HARRIS, GEORGE JR  
 HARRIS, JANNA

**Valuation Report**

12/13/2024  
 Page 932  
 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: CHAMBERS, JERRY J  
 CHAMBERS, LOIS A

**Valuation Report**

12/13/2024  
 Page 933  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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: WOODMAN, PAUL  
 WOODMAN, RUBY LYNN  
 Account: 100 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 934  
 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	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Storv Frame	2010	752	C 100	15.882	Ava.	95%	100%	100%	15.088
Encl Frame Porch	2010	77	C 100	1.542	Ava.	95%	100%	100%	1.465
Unfin Basement	2010	752	C 100	6.143	Ava.	95%	100%	100%	5.836
Wood Deck	1934	149	D 110	1.300	Ava.	67%	95%	100%	827
Frame Shed	1934	480	D 100	4.658	Ava-	62%	100%	100%	2.888
Outbuilding Total									26,104

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

PERRY  
 Name: CHAMBERS, JERRY J  
 CHAMBERS, LOIS A

**Valuation Report**

12/13/2024  
 Page 935  
 015-043  
 165 LAKE RD

Account: 778 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 4 LAKE RD

**Sale Data**

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

Sale Date 04/11/2023  
 Sale Price 2,398  
 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 2

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,000	<b>Accepted Bldg</b>		0	<b>Total</b>	18,000

PERRY  
 Name: ACKLEY, JASON  
 ACKLEY, TOBBIE

**Valuation Report**

12/13/2024  
 Page 936  
 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  
 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
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	193,625
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		94%	100%	100%
						<b>Value(Rcnld)</b>
						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: SMALL, CINDY L

**Valuation Report**

12/13/2024  
Page 937  
015-045  
33 LAKE RD

Account: 44 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 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	Percent Good			Value Rcnld
1 & 1/2 Storv Fr	1910	270	D 100	6.358	Fair	Phy	Func	Econ	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: FARRIS, SABINE

**Valuation Report**

12/13/2024  
Page 938  
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
						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					
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				109,783
1900	1996	Typical	Typical	Fair				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		<b>Value(Rcnld)</b>
None		None		50%	100%	100%		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: RODRICK, MELISSA

**Valuation Report**

12/13/2024  
Page 939  
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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		12,300	<b>Accepted Bldg</b>		3,800	<b>Total</b>			16,100

PERRY  
Name: CHAPMAN, JAMES GUY

**Valuation Report**

12/13/2024  
Page 940  
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
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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
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: BRADY, SCOTT  
 BRADY, RHONDA

**Valuation Report**

12/13/2024

Page 941

Account: 805 Card: 1 of 1

Map/Lot:  
 Location:

015-047  
 1912 US RTE ONE

Neighborhood 5 ROUTE 1

**Sale Data**

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

Sale Date 10/24/2018  
 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) 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

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 05/21/2015  
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) 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					Total		
Built	Renovated	Kitchens	Baths	Condition	Layout	Value(Rcnd)	
1960	2016	Typical	Typical	Average	Typical		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %			
None	no electricity..	76%	100%	95%	52,691		

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

PERRY  
 Name: JACOBS, RYAN R

**Valuation Report**

12/13/2024  
 Page 943  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		19,800	<b>Accepted Bldg</b>		0	<b>Total</b>	19,800

PERRY  
Name: TURNER, JORDYN M

**Valuation Report**

12/13/2024  
Page 944  
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
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		34,100	<b>Total</b>			52,600



Account: 912 Card: 1 of 1

Location: 1936 US RTE ONE

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

PERRY  
Name: LERKE, TODD

**Valuation Report**

12/13/2024

Page 946

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	Typical		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: BROWN, JANICE

**Valuation Report**

12/13/2024  
 Page 947  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		19,800	<b>Accepted Bldg</b>		0	<b>Total</b>	19,800

PERRY  
Name: BROWN, JANICE

**Valuation Report**

12/13/2024

Page 948

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		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	95%	100%	67,046

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 3/4 Storv Fr	1850	448	C 100	13.436	Ava.	Phy 65%	Func 95%	Econ 100%	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: MACNICHOL, SARAH E

**Valuation Report**

12/13/2024

Page 949

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

<b>Acpt Land</b>	26,700	<b>Accepted Bldg</b>	139,200	<b>Total</b>	165,900
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: AVERY, KENNETH  
 AVERY, IVIE

**Valuation Report**

12/13/2024  
 Page 950  
 015-054  
 49 POTTLE RD

Account: 28 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

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

<b>Accpt Land</b>	26,700	<b>Accepted Bldg</b>	27,900	<b>Total</b>	54,600
-------------------	--------	----------------------	--------	--------------	--------

PERRY  
 Name: ALLARD, STEPHANIE L  
 FRASER, SCOTT

**Valuation Report**

12/13/2024

Page 951

Account: 125 Card: 1 of 1

Map/Lot:  
 Location:

015-055  
 78 POTTLE RD

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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		65%	100%	85,274

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1875	240	C 100	2.005	Ava.	1.303
Open Frame Porch	1875	200	C 100	1.696	Ava.	1.102
One Storr Frame	1875	256	C 100	5.407	Ava.	3.515
Two Storr Frame	1875	160	C 100	5.002	Ava.	3.251
Frame Shed	1875	120	E 100	1.000	Ava.	650
Frame Shed	1875	600	D 100	5.664	Ava.	2.209
Frame Shed	1875	240	E 100	1.614	Ava.	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**

12/13/2024  
 Page 952  
 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: ALLARD, CAROL

**Valuation Report**

12/13/2024  
Page 953  
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							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
2013	0	Typical	Typical	Average	Typical		66,644
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	63,312

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
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	
<b>Outbuilding Total</b>									<b>13,599</b>	

**Acpt Land** 0 **Accepted Bldg** 76,900 **Total** 76,900

PERRY  
 Name: RIGGS, DALE ILA

**Valuation Report**

12/13/2024

Page 954

Map/Lot:

015-057

Location:

POTTLE RD OFF

Account: 677 Card: 1 of 1

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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		14,400	<b>Accepted Bldg</b>		0	<b>Total</b>	14,400

PERRY  
 Name: WISE, CONSTANZE W

**Valuation Report**

12/13/2024

Page 955

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		

---

<b>Acpt Land</b>	30,200	<b>Accepted Bldg</b>	0	<b>Total</b>	30,200
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: LEPPIN FAMILY REAL ESTATE TRUST  
 CALDER, NORA & LEPPIN, CHARLES D  
 Account: 360 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 956  
 015-060  
 118 POTTLE RD

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

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	None	Basement		-6,912
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,213
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
2023	0	Modern	Modern	Average	Typical	69,640
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	66,158	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
2S Frame Garage	2021	624	C 100	20.633	Ava.	95%	100%	100%	19.601
Railroad Car/Box	2021	2	B 100	3.000	Ava.	95%	100%	100%	2.850
One Storv Frame	2023			----- S O U N D V A L U E -----					2.000
Encl Frame Porch	2023	192	C 100	2.717	Ava.	95%	100%	100%	2.581
Outbuilding Total									27,032

**Acpt Land** 42,200 **Accepted Bldg** 93,200 **Total** 135,400

Account: 55 Card: 1 of 1

Neighborhood 5 ROUTE 1  
Zoning/Use Residential .  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/06/2008  
Sale Price 90,000  
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
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

PERRY  
 Name: DIFFIN, RONALD C  
 DIFFIN, IRENE C

**Valuation Report**

12/13/2024

Page 958

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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
<b>Acpt Land</b>		26,100	<b>Accepted Bldg</b>		20,800	<b>Total</b>			46,900

PERRY  
Name: RED MEN,IMPROVED ORDER OF

**Valuation Report**

12/13/2024

Page 959

Account: 1027 Card: 1 of 1

Map/Lot:  
Location:

016-002  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>	0	<b>Total</b>	10,000

PERRY  
Name: CLOSSEY, WAYNE

**Valuation Report**

12/13/2024

Page 960

Map/Lot:

016-003

Account: 200 Card: 1 of 1

Location:

1873 US RTE ONE

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1850	0	Typical	Typical	Average	Typical		69,820
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	65%	100%	100%			45,383

Outbuildings/Additions/Improvements						Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	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

<b>Acpt Land</b>	27,800	<b>Accepted Bldg</b>	56,000	<b>Total</b>	83,800
------------------	--------	----------------------	--------	--------------	--------



PERRY  
Name: ELLINGSON, SHIRLEY

**Valuation Report**

12/13/2024

Page 961

Map/Lot:

016-005

Account: 747 Card: 1 of 1

Location:

1853 US RTE ONE

Neighborhood 5 ROUTE 1

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

**Sale Data**  
Sale Date 07/01/1998  
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 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	Percent Good			Value Rcnld
						Phy	Func	Econ	
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

PERRY  
 Name: MORRISON, GRAY B

**Valuation Report**

12/13/2024

Page 962

Account: 493 Card: 1 of 1

Map/Lot: 016-005-001  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		18,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						18,500	

PERRY  
 Name: BARNES, ERIN V  
 NEWCOMB, JOHN R

**Valuation Report**

12/13/2024

Page 963

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	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: TOWNSEND, AUSTIN E  
 TOWNSEND, WANDA J

**Valuation Report**

12/13/2024

Page 964

Account: 772 Card: 1 of 1

Map/Lot:  
 Location:

016-007  
 1813 US RTE ONE

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							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1976	1995	Typical	Typical	Below Average	Typical			129,680		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		77%	100%	100%	99,854			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1976	96	C 100	1.018	Ava-	77%	100%	100%	784	
							Outbuilding Total		784	
<b>Accpt Land</b>		23,000		<b>Accepted Bldg</b>		100,600		<b>Total</b>	123,600	

PERRY  
 Name: JOLLOTTA,DALE & PATRICIA  
 TRUSTEES OF DALE & PATRICIA JOLLOTTA  
 Account: 617 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 965  
 016-008  
 1783 US RTE ONE

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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
Incomplete		None		78%	75%	100%	78,808

**Acpt Land** 41,500 **Accepted Bldg** 78,800 **Total** 120,300

PERRY  
 Name: DEBRA M NELSON REVOCABLE LIVING TRUST  
 NELSON, DEBR M (TRUSTEE) & TRIEBER,  
 Account: 701 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 966  
 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
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
10.00	Acres-Softwood	136.00	1,102	100%		1,102
1.00	Acres-Mixed Wood	165.00	134	100%		134
Total Acres 29.00			Land Total			74,236

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
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				Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical	227,053
2002	0	Modern	Modern	Average		
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None	None			92%	100%	100%
						208,889

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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 Garaae	2002	768	C 100	17.048	Ava.	92%	100%	100%	15,684	
Outbuilding Total									19,097	

**Acpt Land** 74,200 **Accepted Bldg** 228,000 **Total** 302,200

PERRY  
 Name: FLETCHER, KAREN T  
 FLETCHER, RUSSELL S

**Valuation Report**

12/13/2024

Page 967

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		79%	100%	100%	212,261

Outbuildings/Additions/Improvements							
Description	Year	Units	Grade	RCN	Cond	Percent Good	Value Rcnld
Open Frame Porch	1968	92	B 110	1.184	Ava.	Phy 79% Func 100% Econ 100%	935
Frame Garaae	1968	725	B 110	22.438	Ava.	Phy 79% Func 100% Econ 100%	17,726
2S Frame Garaae	2017	800	B 100	30.950	Good	Phy 95% Func 100% Econ 100%	29,402
Finished Attic	2017	800	B 100	12.125	Good	Phy 95% Func 100% Econ 100%	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**

12/13/2024

Page 968

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						
Description	Year	Units	Grade	RCN	Cond	Value
Open Frame Porch	2017	144	C 110	1.389	Good	1.247
Frame Garaae	2017	576	C 110	15.165	Good	13.615
Wood Deck	2017	98	C 110	1.137	Good	1.021
Outbuilding Total						15,883

<b>Acpt Land</b>	3,000	<b>Accepted Bldg</b>	104,500	<b>Total</b>	107,500
------------------	-------	----------------------	---------	--------------	---------



PERRY  
Name: FLETCHER, KAREN T  
FLETCHER, RUSSELL S  
Account: 162

**Valuation Report**

12/13/2024  
Page 969  
016-010  
254 GIN COVE RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	122,000	376,300	498,300	122,000	376,300	498,300

PERRY  
 Name: FLETCHER, RUSSELL S  
 FLETCHER, KAREN T

**Valuation Report**

12/13/2024  
 Page 970  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		101,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						101,300

PERRY  
Name: BIRD, ROBERT E

**Valuation Report**

12/13/2024

Page 971

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	Phy	Func	Econ	Value 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: SCHNEELOCH, LINDA F

**Valuation Report**

12/13/2024

Page 972

Map/Lot: 016-012-001  
Location: 226 GIN COVE RD

Account: 1162 Card: 1 of 1

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) 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
1.35	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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		95%	85%	100%	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: GOLLAN, CASEY  
 FULLER, STEPHEN BLAKE  
 Account: 1098 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 973  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2022			----	SOUND	VALUE	----		1,000
Frame Shed	2022			----	SOUND	VALUE	----		1,000
Outbuilding Total									2,000
<b>Acpt Land</b>		85,900	<b>Accepted Bldg</b>		2,000	<b>Total</b>			87,900

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

**Valuation Report**

12/13/2024  
 Page 974  
 016-013  
 198 GIN COVE RD

Map/Lot:  
 Location:

Neighborhood 20 GIN COVE RD

**Sale Data**

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

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
10.50	Acres-Rear Land 1	3,000.00	31,500	100%	31,500
Total Acres 66.58			Land Total		273,115

**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**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1869	0	Typical	Typical	Poor	Typical	141,770
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
Delapidation		None		40%	75% 100%	42,531
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Frame Garae	1976	750	D 110	15.102 Ava.	82% 100% 100%	12,384
Outbuilding Total						12,384
<b>Accpt Land</b>		285,100	<b>Accepted Bldg</b>		54,900	<b>Total</b>
						340,000

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

**Valuation Report**

12/13/2024

Page 975

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					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	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-	64% 94% 100%	417
Wood Deck	1940	50	D 110	586	Ava-	64% 94% 100%	352
Frame Shed	1940	264	E 100	1.736	Fair	54% 100% 100%	937
Wood Deck	1940	224	D 110	1.841	Ava-	64% 94% 100%	1.107
Outbuilding Total							2,813

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

PERRY  
 Name: CARSON, BERNARD G

**Valuation Report**

12/13/2024  
 Page 976  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		13,100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						13,100	



PERRY  
 Name: WROBEL, HEIRS OF STANLEY & VICTORIA

**Valuation Report**

12/13/2024

Page 977

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		
<b>Acpt Land</b>		12,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						12,000	

PERRY  
 Name: NELSON, DEBRA M  
 METCALF, HENRY CARTER; S M TRIEBER  
 Account: 253 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 978  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
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.	80%	100%	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: NELSON, DEBRA M  
 METCALF, HENRY CARTER  
 Account: 408 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 979  
 016-019  
 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 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		234,400	<b>Accepted Bldg</b>		0	<b>Total</b>	234,400

PERRY  
 Name: HOFFMAN, CAITLIN M  
 NELSON, CHASE D

**Valuation Report**

12/13/2024

Page 980

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			Land Total			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							Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
2005	0	Typical	Typical	Average	Typical		248,760
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	93%	100%	100%			231,347

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Storv Frame	2005	240	B 100	6.336	Ava.	93%	100%	100%	5.892	
Wood Deck	2005	544	B 100	5.752	Ava.	93%	100%	100%	5.349	
Encl Frame Porch	2005	32	B 100	1.352	Ava.	93%	100%	100%	1.257	
Frame Garaae	2005	864	B 100	23.349	Ava.	93%	100%	100%	21.715	
Frame Shed	2005	96	C 100	1.756	Ava.	93%	100%	100%	1.633	
2S Frame Garaae	2007	672	C 110	23.934	Ava.	94%	100%	100%	22.498	
Outbuilding Total									58,344	

**Acpt Land** 75,000 **Accepted Bldg** 289,700 **Total** 364,700

PERRY  
Name: DEAN, JAMES L

**Valuation Report**

12/13/2024

DEAN, JUDITH ANN

Page 981

Account: 161 Card: 1 of 1

Map/Lot:

016-021

Location:

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: RICCIARDI, DONNA  
 GENTILE, GENTILE, KRISTINE  
 Account: 422 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 982  
 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		16,800	<b>Accepted Bldg</b>		0	<b>Total</b>	16,800

PERRY  
 Name: ELKINS, CHRISTOPHER M

**Valuation Report**

12/13/2024  
 Page 983  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		35,600	<b>Accepted Bldg</b>		0	<b>Total</b> 35,600	

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**

12/13/2024  
 Page 984  
 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: LEITER,SUSAN S & EDWARD H  
 SUSAN A LEITER LIVING TRUST

**Valuation Report**

12/13/2024

Page 985

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		86%	100%	100%
						<b>Value(Rcnld)</b>
						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

Account: 199 Card: 1 of 1

Map/Lot: 016-026  
Location: 71 GIN COVE RD

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: KELLEY, KATHARINE  
 KELLEY, THOMAS

**Valuation Report**

12/13/2024

Page 987

Account: 241 Card: 1 of 1

Map/Lot:  
 Location:

016-027  
 70 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

**Sale Data**  
 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

		<b>Land Description</b>				
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

---

<b>Acpt Land</b>	60,700	<b>Accepted Bldg</b>	0	<b>Total</b>	60,700
------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: RAMAGE, WILLIAM  
 RAMAGE, NANCY

**Valuation Report**

12/13/2024

Page 988

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>					<b>Layout</b>		<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>			
1958	0	Old Type	Old Type	Fair	Typical		68,529
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None	None	62%	89%	100%	37,814		

<b>Outbuildings/Additions/Improvements</b>									
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: JARRETT, GREG

**Valuation Report**

12/13/2024

Page 989

Map/Lot: 016-029

Account: 807 Card: 1 of 1

Location: 55 GIN COVE RD

Neighborhood 20 GIN COVE RD

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

**Sale Data**  
Sale Date 01/29/2024  
Sale Price 115,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 14X20 ADD 2023  
Tran/Land/Bldg 0 0 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			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	2023	Typical	Typical	Above Average	Typical	71,758
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		93%	100%	100%
						<b>Value(Rcnld)</b>
						66,735

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Storr Frame	2023	280	D 100	4.849	Ava.	95%	100%	100%	4,607
Outbuilding Total									4,607

**Accpt Land** 26,000 **Accepted Bldg** 71,300 **Total** 97,300

PERRY  
 Name: MULLEAVEY, MICHAEL

**Valuation Report**

12/13/2024  
 Page 990  
 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		
<b>Acpt Land</b>		11,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						11,000	

PERRY  
 Name: DAY, JOHN PATRICK  
 O'BRIEN, O'BRIEN, CHRISTOPHER  
 Account: 410 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 991  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		18,000	<b>Accepted Bldg</b>		0	<b>Total</b>	18,000

PERRY  
 Name: DIKES, JULIE M  
 HUCKABY, DANELL MARIE

**Valuation Report**

12/13/2024  
 Page 992  
 016-032  
 GIN COVE RD

Account: 423 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 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						100	



PERRY  
 Name: PULLIAM, TIMOTHY JAMES  
 PULLIAM, DEAYDRE LEA

**Valuation Report**

12/13/2024  
 Page 993  
 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
<b>Acpt Land</b>		55,100	<b>Accepted Bldg</b>		400	<b>Total</b>		55,500	

PERRY  
 Name: BERGER, ELIZABETH  
 BERGER, ERIC

**Valuation Report**

12/13/2024

Page 994

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-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 & 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: EKTARE, ABHAY

**Valuation Report**

12/13/2024

Page 995

Map/Lot:

016-035

Account: 377 Card: 1 of 1

Location:

23 GIN COVE RD

Neighborhood 20 GIN COVE RD

**Sale Data**

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

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
					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**

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: MORRISON, HEATHER

**Valuation Report**

12/13/2024

Page 996

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	Value Rcnd
Encl Frame Porch	1950	184	C 100	2.635	Ava.	1.828
Wood Deck	1950	64	C 100	762	Ava.	528
Encl Frame Porch	1950	184	C 100	2.635	Ava.	1.828
Frame Garae	1950	624	C 100	14.602	Ava.	10.126
Outbuilding Total						14,310

**Acpt Land** 26,700 **Accepted Bldg** 77,700 **Total** 104,400

PERRY  
Name: KENDALL, GEORGIANA

**Valuation Report**

12/13/2024

Page 997

Map/Lot:

016-037

Location:

1881 US RTE ONE

Account: 616 Card: 1 of 1

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

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						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

<b>Accpt Land</b>	16,000	<b>Accepted Bldg</b>	2,800	<b>Total</b>	18,800
-------------------	--------	----------------------	-------	--------------	--------

Neighborhood 5	ROUTE 1					<b>Sale Data</b>
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

<b>Land Description</b>			Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit				
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
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

<b>Dwelling Condition</b>						Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>
1920	0	Old Type	Old Type	Poor	Typical	96,926
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None	40%	94%	100%	36,444	

<b>Outbuildings/Additions/Improvements</b>						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

<b>Acpt Land</b>	44,200	<b>Accepted Bldg</b>	43,800	<b>Total</b>	88,000
------------------	--------	----------------------	--------	--------------	--------

PERRY  
Name: RAMBJOR, LEIF

**Valuation Report**

12/13/2024  
Page 1000  
016-040+040-1  
US RTE ONE

Account: 774 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 5 ROUTE 1

Zoning/Use Shoreland.....  
Topography Below Street  
Utilities None  
Street Paved

**Sale Data**  
Sale Date 06/21/2017  
Sale Price 185,550  
Sale Type Land & Buildings  
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
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							Total
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							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	1986	504	C 100	4.282	Ava.	86%	100%	100%	3.683	
Bulkhead	1986	40	C 100	1.164	Ava.	86%	100%	100%	1.001	
Frame Garage	1986	768	D 100	13.979	Ava.	86%	100%	100%	12.022	
Frame Garage	2014	864	B 110	25.684	Ava.	95%	100%	100%	24.400	
One Storv Frame	2019	320	D 100	5.542	Ava.	95%	100%	100%	5.265	
Outbuilding Total									46,371	

**Acpt Land** 69,100 **Accepted Bldg** 127,000 **Total** 196,100



PERRY  
 Name: SUTHERLAND, ALLAN  
 SUTHERLAND, JANA

**Valuation Report**

12/13/2024  
 Page 1001  
 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

Zoning/Use Rural.....  
 Topography Above Street  
 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
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
<b>Accpt Land</b>		23,000	<b>Accepted Bldg</b>		22,200	<b>Total</b>		45,200	

PERRY  
 Name: CARSON,PAUL ET AL

**Valuation Report**

12/13/2024  
 Page 1002  
 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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		32,000	<b>Accepted Bldg</b>		0	<b>Total</b>	32,000

PERRY  
 Name: FULNDERBURK, BRET M  
 FUNDERBURK, DANIELLE

**Valuation Report**

12/13/2024

Page 1003

Account: 373 Card: 1 of 1

Map/Lot:  
 Location:

016-043  
 2015 US RTE ONE

Neighborhood 5 ROUTE 1

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

**Sale Data**  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		65%	100% 100%	79,475

**Outbuildings/Additions/Improvements**

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

PERRY  
Name: KINNEY, TERRY L

**Valuation Report**

12/13/2024

Page 1004

Account: 563 Card: 1 of 1

Map/Lot:  
Location:

016-043-001  
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		
1980	2003	Typical	Typical	Average	Typical		94,051
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	100%	100%	79,003

Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
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: PATTERSON,AUDREY H & WOOD,MICHAEL P  
 AUPAT TRUST 1986

**Valuation Report**

12/13/2024  
 Page 1005  
 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

		<b>Land Description</b>					
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		

---

<b>Acpt Land</b>	35,400	<b>Accepted Bldg</b>	0	<b>Total</b>	35,400
------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: MITCHELL, PAUL

**Valuation Report**

12/13/2024

Page 1006

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
						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
1970	0	Typical	Typical	Average	Typical	113,525
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	90,820	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1970	120	E 100	1.000	Fair	Phy 68%	Func 100%	Econ 100%	680
Outbuilding Total									680

**Accpt Land** 18,000 **Accepted Bldg** 91,500 **Total** 109,500

PERRY  
 Name: MATTHEWS, MICHAEL L  
 MATTHEWS, PATRICIA

**Valuation Report**

12/13/2024

Page 1007

Account: 437 Card: 1 of 1

Map/Lot:  
 Location:

016-045  
 11 DEVEREUX RD

Neighborhood 21 DEVEREUX RD

**Sale Data**  
 Sale Date 07/01/1988  
 Sale Price 40,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified  
 Validity Arms Length Sale

Zoning/Use Residential .  
 Topography Below 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					
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: KINNEY, TERRY L

**Valuation Report**

12/13/2024

Page 1008

Map/Lot: 016-046

Account: 777 Card: 1 of 1

Location: 22 DEVEREUX RD

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

Land Description		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
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
<b>Functional Obsolescence</b>							<b>Economic Obsolescence</b>		<b>Value(Rcnld)</b>	
Delapidation		None		40%		45%		100%		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	
<b>Outbuilding Total</b>										<b>191</b>
<b>Accpt Land</b>		14,500		<b>Accepted Bldg</b>		13,600		<b>Total</b>		28,100



PERRY  
 Name: VIGNOLA, ALLYSON RENE  
 VIGNOLA, JOSEPH MICHAEL

**Valuation Report**

12/13/2024

Page 1009

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

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Softwood	136.00	991	100%		991
17.00	Acres-Mixed Wood	165.00	2,272	100%		2,272
25.00	Acres-Hardwood	129.00	2,612	100%		2,612
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			30,196

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	1987	Typical	Typical	Below Average	Typical	122,691
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		81%	100%	100%
						99,380

<b>Outbuildings/Additions/Improvements</b>									
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** 30,200 **Accepted Bldg** 101,700 **Total** 131,900

PERRY  
Name: LANDRAU, KIMBERLY A

**Valuation Report**

12/13/2024

Page 1010

Account: 804 Card: 1 of 1

Map/Lot: 016-048  
Location: 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(Rcnld)
None		None		40%	90%	100%	24,589

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
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: PATTERSON, AUDREY H  
 TRUSTEE AUPAT TRUST OF 1986  
 Account: 562 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 1011  
 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	136.00	10,025	100%		10,025
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			183,633

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** 183,600 **Accepted Bldg** 237,700 **Total** 421,300

PERRY  
Name: LOPER, DAWN

**Valuation Report**

12/13/2024

Page 1012

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

**Valuation Report**

12/13/2024  
 Page 1013  
 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

<b>Land Description</b>						
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	136.00	3,525	100%		3,525
4.00	Acres-Mixed Wood	165.00	535	100%		535
Total Acres 38.00			Land Total			85,260

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

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

<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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** 85,300 **Accepted Bldg** 56,100 **Total** 141,400

PERRY  
 Name: JOHNSON,JOSEPH E II & LINDA R  
 LIFE ESTATE

**Valuation Report**

12/13/2024

Page 1014

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	136.00	1,432	100%		1,432
20.00	Acres-Mixed Wood	165.00	2,673	100%		2,673
2.00	# -Lot Improvements	3,000.00	6,000	100%		6,000
Total Acres 41.00			Land Total			139,313

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							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2006	0	Typical	Typical	Average	Typical		141,378
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	94%	100%	100%	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.	Phy	Func	Econ	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** 139,300 **Accepted Bldg** 171,600 **Total** 310,900

PERRY  
 Name: RAYE, DONALD W  
 RAYE, VERNA P

**Valuation Report**

12/13/2024

Page 1015

Account: 822 Card: 1 of 1

Map/Lot:  
 Location:

017-001  
 702 GOLDING RD

Neighborhood 12 GOLDING RD

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

**Sale Data**  
 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
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: MARIT LLC

**Valuation Report**

12/13/2024

Page 1016

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: LUMSDEN, GORDON A  
 LUMSDEN, SUSAN

**Valuation Report**

12/13/2024

Page 1017

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	Percent Good			Value Rcnd
						Phy	Func	Econ	
Open Frame Porch	1920	200	D 100	1.391	Ava.	65%	100%	100%	904
Wood Deck	1920	486	D 100	3.393	Ava.	65%	100%	100%	2.205
Wood Deck	1920	200	D 100	1.517	Ava.	65%	100%	100%	986
2S Frame Garaae	1920	576	C 100	19.507	Ava.	65%	100%	100%	12.680
Finished Attic	1920	576	C 100	8.244	Ava.	65%	100%	100%	5.359
Frame Garaae	1920	384	D 110	9.493	Ava.	65%	100%	100%	6.170
Frame Shed	1920	160	D 110	2.174	Ava.	65%	100%	100%	1.413
Outbuilding Total									29,717

**Acpt Land** 86,400 **Accepted Bldg** 74,300 **Total** 160,700

PERRY  
Name: MARIT LLC

**Valuation Report**

12/13/2024  
Page 1018  
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

---

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		41,400	<b>Accepted Bldg</b>	0	<b>Total</b>	41,400

---

PERRY  
Name: DILEO, ANTHONY P

**Valuation Report**

12/13/2024

Page 1019

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**

12/13/2024  
Page 1020  
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
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>		
1987	0	Typical	Typical	Below Average	Typical		63,932
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
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**

12/13/2024  
Page 1021  
017-004  
GOLDING RD

Account: 290

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	100,200	98,400	198,600	100,200	98,400	198,600

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

**Valuation Report**

12/13/2024  
 Page 1022  
 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 Story 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: MURPHY, DOUGLAS  
 MURPHY, SUSAN

**Valuation Report**

12/13/2024  
 Page 1023  
 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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	92,425

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2016	624	C 105	5.223	Ava.	95%	100%	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: PETERSON,ROBERT & VIRGINIA L  
 INGALLS, KENNETH ROBERT  
 Account: 572 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 1024  
 017-007  
 2 RAYE LN

Map/Lot:  
 Location:

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**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	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	Phy	Func	Econ	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: MEALEY, PATRICK M  
 MEALEY, JACKSON JOYCE  
 Account: 592 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 1025  
 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						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

<b>Acpt Land</b>	39,300	<b>Accepted Bldg</b>	83,100	<b>Total</b>	122,400
------------------	--------	----------------------	--------	--------------	---------

PERRY  
Name: RAYE, SUSAN D

**Valuation Report**

12/13/2024  
Page 1026  
017-008-002  
GOLDING RD

Account: 825 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 12 GOLDING RD

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

**Sale Data**  
Sale Date 08/01/1992  
Sale Price 2,500  
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) Land Schedule 1

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		14,200	<b>Accepted Bldg</b>		0	<b>Total</b>	14,200

PERRY  
Name: KENDALL, GEORGIANA J

**Valuation Report**

12/13/2024  
Page 1027  
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	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1910	114	D 100	1.574	Ava.	65%	100%	100%	1.023
Open Frame Porch	1910	64	D 100	529	Ava.	65%	100%	100%	344
Frame Shed	1910	187	D 100	2.203	Ava.	65%	100%	100%	1.432
Outbuilding Total									2,799

**Acpt Land** 122,100 **Accepted Bldg** 45,300 **Total** 167,400

PERRY  
Name: KENDALL, GEORGIANA J

**Valuation Report**

12/13/2024  
Page 1028  
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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
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									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
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**

12/13/2024  
Page 1029  
017-009+011  
41 KENDALL LN

Account: 334

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	122,100	45,300	167,400	122,100	45,300	167,400
2	0	39,400	39,400	0	39,400	39,400
<b>TOTAL</b>	122,100	84,700	206,800	122,100	84,700	206,800

PERRY  
Name: KENDALL, GEORGIANA J

**Valuation Report**

12/13/2024

Page 1030

Account: 328 Card: 1 of 1

Map/Lot: 017-010+015-015  
Location: 20 KENDALL LN

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	3,475	100%		3,475
5.00	Acres-Hardwood	129.00	522	100%		522
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			66,147

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. %	Value(Rcnd)	
None	None	85%	100%	100%	61,221	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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 Garae	2020	330	C 100	9.607	Ava.	95%	100%	100%	9.127
Outbuilding Total									40,950

**Acpt Land** 66,100 **Accepted Bldg** 102,200 **Total** 168,300

PERRY  
 Name: WHEELER, DANIELLE 1/2  
 RICKER, PAULINE 1/2  
 Account: 817 Card: 1 of 2

**Valuation Report**

12/13/2024  
 Page 1031  
 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-Baselot (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									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 1/2 Storv Fr	1880	195	C 100	5.600	Fair	Phy	Func	Econ	2.800
One Storv 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**

12/13/2024

Page 1032

Account: 817 Card: 2 of 2

Map/Lot:  
 Location:

017-012  
 50 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  
 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
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
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							Total
Built 1996	Renovated 0	Kitchens Typical	Baths Typical	Condition Average	Layout Typical		72,601
Functional Obsolescence None	Economic Obsolescence None	Phys. % 90%	Func. % 100%	Econ. % 100%			Value(Rcnld) 65,341

Outbuildings/Additions/Improvements						Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
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**

12/13/2024  
Page 1033  
017-012  
50 TRANQUILITY LN

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	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
<b>TOTAL</b>	185,700	133,800	319,500	185,700	133,800	319,500

PERRY  
 Name: DOLIBER, WILLARD  
 DOLIBER, JUDITH

**Valuation Report**

12/13/2024

Page 1034

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
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: PERRY MUNICIPAL BUILDING

**Valuation Report**

12/13/2024

Page 1035

Map/Lot:

018-001

Location:

898 US RTE ONE

Account: 35 Card: 1 of 1

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**

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

PERRY  
 Name: MAINE, STATE OF  
 SAND SHED

**Valuation Report**

12/13/2024  
 Page 1036  
 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: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 1037  
 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		26,200	<b>Accepted Bldg</b>		0	<b>Total</b>	26,200

PERRY  
 Name: VETERANS OF FOREIGN WARS  
 PASSAMAQUODDY MEMORIAL POST  
 Account: 1041 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 1038  
 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

---

<b>Accpt Land</b>	16,200	<b>Accepted Bldg</b>	0	<b>Total</b>	16,200
-------------------	--------	----------------------	---	--------------	--------

PERRY  
Name: LEIGHTON, DOUGLAS G

**Valuation Report**

12/13/2024

Page 1039

Account: 999 Card: 1 of 1

Map/Lot:  
Location:

018-002-A  
918 US RTE ONE

Neighborhood 5 ROUTE 1

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

**Sale Data**  
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

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1970	12X66	C 100	21.836	Fair	20%	100%	100%	4.367
						<b>Outbuilding Total</b>			<b>4,367</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		4,400	<b>Total</b>		4,400

PERRY  
 Name: DOTEN, JUDD  
 MURPHY, VENUS

**Valuation Report**

12/13/2024  
 Page 1040  
 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
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	100%	100%	92,165
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		92,200	<b>Total</b>	92,200



PERRY  
Name: WRIGHT, DAVID

**Valuation Report**

12/13/2024

Page 1041

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-Baselot (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
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None				Phys. % 60%	Func. % 95%	94,908
<b>Economic Obsolescence</b>						
					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: FELMEY, RALPH RUSSELL

**Valuation Report**

12/13/2024

Page 1042

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: BRODIE, BRIAN

**Valuation Report**

12/13/2024

Page 1043

Map/Lot:

018-005+006

Location:

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		83%	100%	100%	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: SAVORY, ROBIN

**Valuation Report**

12/13/2024

Page 1044

Map/Lot: 018-007

Account: 160 Card: 1 of 1

Location: 96 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

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

**Sale Data**  
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  
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	
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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	92,317

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	1989	240	C 110	3.551	Ava.	3.089
Frame Shed	1989	96	D 100	1.440	Ava-	1.181
Outbuilding Total						4,270

**Acpt Land** 19,400 **Accepted Bldg** 96,600 **Total** 116,000

PERRY  
Name: PRESCOTT, SANDRA A

**Valuation Report**

12/13/2024

Page 1045

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		85%	100%	100%	42,947

**Accpt Land** 14,500 **Accepted Bldg** 42,900 **Total** 57,400

PERRY  
Name: GRANGE

**Valuation Report**

12/13/2024

Page 1046

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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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	

<b>Acpt Land</b>	4,500	<b>Accepted Bldg</b>	86,700	<b>Total</b>	91,200
------------------	-------	----------------------	--------	--------------	--------

PERRY  
Name: LOUISSANT, ALAIN

**Valuation Report**

12/13/2024

Page 1047

Map/Lot:

018-010

Account: 26 Card: 1 of 1

Location:

6 DAGGETT RD

Neighborhood 12 GOLDING RD

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

**Sale Data**  
Sale Date 11/15/2023  
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) 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
One Storv Frame	1987	352	D 110	6.706	Poor	Phy 53%	Func 50%	Econ 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: RICKER, MICHAEL J

**Valuation Report**

12/13/2024  
Page 1048  
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

---

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		13,600	<b>Accepted Bldg</b>		0	<b>Total</b>	13,600

---



PERRY  
Name: CALDER, TRACI

**Valuation Report**

12/13/2024

Page 1049

Map/Lot:  
Location:

018-011-00A

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	Value Rcnld
Wood Deck	1992	352	B 100	3.832	Ava.	3.334
Encl Frame Porch	1992	120	B 100	2.476	Ava.	2.154
Wood Deck	1989	32	B 100	632	Ava.	550
Outbuilding Total						6,038

**Acpt Land** 18,100 **Accepted Bldg** 171,500 **Total** 189,600

PERRY  
 Name: BISHOP,CINDY,SHELDON R & SARAH J

**Valuation Report**

12/13/2024  
 Page 1050  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		14,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						14,700

PERRY  
Name: PATULAK, MICHAEL \* CAROL

**Valuation Report**

12/13/2024

Page 1051

Account: 1028 Card: 1 of 1

Map/Lot: 018-013-1  
Location: 1 DAGGETT LN

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						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	132,940
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		90%	100% 100%	119,646

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value
Wood Deck	1996	64	B 100	952	Ava.	857
Frame Garage	1996	768	B 100	21.310	Ava.	19,179
Outbuilding Total						20,036

**Acpt Land** 18,000 **Accepted Bldg** 139,700 **Total** 157,700

PERRY  
Name: BAKER, LUCY

**Valuation Report**

12/13/2024

Page 1052

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		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		77%	100%	100%
						<b>Value(Rcld)</b>
						64,370

**Accpt Land** 15,300 **Accepted Bldg** 64,400 **Total** 79,700

PERRY  
 Name: KINNEY, LINDA S  
 KINNEY, JOHN E

**Valuation Report**

12/13/2024

Page 1053

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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	Typical	Typical	Good	Typical	127,375
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	100%	100%
						112,090

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Story Frame	2009	480	B 100	12.672	Good	11.151
Stable w/Loft	1951	480	D 100	6.288	Ava.	4.590
Frame Garage	1951	768	D 100	13.979	Ava.	10.205
Wood Deck	2000	808	B 100	8.392	Good	7.385
Outbuilding Total						33,331

**Acpt Land** 19,400 **Accepted Bldg** 145,400 **Total** 164,800

PERRY  
 Name: PASSAMAQUODDY WATER DISTRICT

**Valuation Report**

12/13/2024  
 Page 1054  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		11,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						11,800

PERRY  
 Name: RAYE, SUSAN D

**Valuation Report**

12/13/2024  
 Page 1055  
 018-016  
 RAYE LN

Account: 657 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 12 GOLDING RD

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

**Sale Data**  
 Sale Date 06/05/2018  
 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 0 Y Coordinate 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		11,100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						11,100	

PERRY  
Name: SCOTT, LAUREN

**Valuation Report**

12/13/2024

BORDEN, CHRISTOPHER  
Account: 498 Card: 1 of 1

Map/Lot: 018-017  
Location: 95 SOUTH MEADOW RD

Page 1056

018-017

Neighborhood 12 GOLDING RD

**Sale Data**

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

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-SMALLER BUILD  
Tran/Land/Bldg 9 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

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
One Storv Frame	0			----	SOUND	VALUE	----			2.500
Camper	0			----	SOUND	VALUE	----			8.000
									Outbuilding Total	10,500

**Acpt Land** 18,800 **Accepted Bldg** 10,500 **Total** 29,300



PERRY  
 Name: PASSAMAQUODDY TRIBE

**Valuation Report**

12/13/2024  
 Page 1057  
 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

		<b>Land Description</b>				
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
<b>Acpt Land</b>		11,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						11,000

PERRY  
Name: RICKER, DARLINGTON JR

**Valuation Report**

12/13/2024  
Page 1058  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		11,400	<b>Accepted Bldg</b>		0	<b>Total</b> 11,400

PERRY  
Name: MAINE,STATE OF

**Valuation Report**

12/13/2024  
Page 1059  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		11,300	<b>Accepted Bldg</b>	0	<b>Total</b>	11,300

PERRY  
 Name: RICKER, DARLINGTON  
 RICKER, LOUISE

**Valuation Report**

12/13/2024

Page 1060

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

		<b>Land Description</b>					
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	
<b>Acpt Land</b>		18,200	<b>Accepted Bldg</b>		0	<b>Total</b>	18,200

PERRY  
 Name: RICKER, DARLINGTON  
 RICKER, LOUISE

**Valuation Report**

12/13/2024

Page 1061

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
<b>Acpt Land</b>		5,900	<b>Accepted Bldg</b>		0	<b>Total</b>	5,900

PERRY  
 Name: RICKER, DARLINGTON  
 RICKER, LOUISE

**Valuation Report**

12/13/2024

Page 1062

Account: 715 Card: 1 of 1

Map/Lot:  
 Location:

018-023  
 7 LITTLE RIVER RD

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	
0.69	Acres-Misc (Fract)	12,000.00	9,968	100%		9,968	
Total Acres 0.69			Land Total		9,968		
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>		0	<b>Total</b>	
						10,000	

PERRY  
Name: MAINE,STATE OF

**Valuation Report**

12/13/2024  
Page 1063  
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

		<b>Land Description</b>				
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	
<b>Acpt Land</b>		5,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						5,900

PERRY  
 Name: EARLEY, CHARLES

**Valuation Report**

12/13/2024

Page 1064

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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garage	1970	800	C 100	17.592	Ava.	14,074
Outbuilding Total						14,074
<b>Acpt Land</b>		7,000	<b>Accepted Bldg</b>		14,100	<b>Total</b> 21,100



PERRY  
 Name: JOHNSON, HOWARD II  
 JOHNSON, AMY

**Valuation Report**

12/13/2024

Page 1065

Account: 758 Card: 1 of 1

Map/Lot:  
 Location:

018-026  
 27 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

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

**Sale Data**  
 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

<b>Land Description</b>						
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

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

<b>Dwelling Condition</b>					<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>				
1890	1973	Typical	Typical	Average				94,635
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None			65%	100%	100%	61,513	

<b>Outbuildings/Additions/Improvements</b>					<b>Percent Good</b>				<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	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: SMITH, ELIZABETH IRENE

**Valuation Report**

12/13/2024

Page 1066

Map/Lot: 018-027

Account: 595 Card: 1 of 1

Location: 21 SOUTH MEADOW RD

Neighborhood 12 GOLDING RD

**Sale Data**

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

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	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	94%	100%	75,878

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1890	280	C 100	2.490	Ava.	65%	94%	100%	1.521
2S Frame Garaae	1890	768	C 110	26.411	Ava.	65%	100%	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: PERRY FARMERS UNION

**Valuation Report**

12/13/2024  
Page 1067  
018-028  
966 US RTE ONE

Account: 571 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 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							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
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	

**Acpt Land** 27,200 **Accepted Bldg** 138,300 **Total** 165,500

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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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	

<b>Acpt Land</b>	18,000	<b>Accepted Bldg</b>	36,000	<b>Total</b>	54,000
------------------	--------	----------------------	--------	--------------	--------

PERRY  
Name: PERRY, TOWN

**Valuation Report**

12/13/2024  
Page 1069  
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

		<b>Land Description</b>				
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	
<b>Accpt Land</b>		10,400	<b>Accepted Bldg</b>	0	<b>Total</b>	10,400

PERRY  
Name: PATTERSON, ROBERT

**Valuation Report**

12/13/2024

Page 1070

Map/Lot: 018-031

Account: 568 Card: 1 of 1

Location: 1014 US RTE ONE

Neighborhood 5	ROUTE 1	<b>Sale Data</b>
Zoning/Use	Commercial	Sale Date 08/01/1987
Topography	Level	Sale Price 45,000
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified
		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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>									
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

<b>Acpt Land</b>	66,000	<b>Accepted Bldg</b>	123,700	<b>Total</b>	189,700
------------------	--------	----------------------	---------	--------------	---------

PERRY  
 Name: MORRISON, GERALD S

**Valuation Report**

12/13/2024  
 Page 1071  
 018-031-001  
 1022 US RTE ONE

Account: 486 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 5 ROUTE 1

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

**Sale Data**  
 Sale Date 04/01/1993  
 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

		<b>Land Description</b>					
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	
<b>Accpt Land</b>		13,900	<b>Accepted Bldg</b>		0	<b>Total</b>	13,900

PERRY  
 Name: SHOREY, KEVIN L  
 SHOREY, KIRSTEN R

**Valuation Report**

12/13/2024

Page 1072

Account: 765 Card: 1 of 1

Map/Lot:  
 Location:

018-032  
 1041 US RTE ONE

Neighborhood 5 ROUTE 1

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

**Sale Data**  
 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



PERRY  
 Name: SHOREY, KEVIN LEE  
 SHOREY, KIRSTEN R

**Valuation Report**

12/13/2024

Page 1073

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: RUSSELL, SANDRA F

**Valuation Report**

12/13/2024  
 Page 1074  
 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

		<b>Land Description</b>					
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		
<b>Acpt Land</b>		11,000	<b>Accepted Bldg</b>		0	<b>Total</b>	11,000

PERRY  
Name: RAMSDELL, LESTER R JR

**Valuation Report**

12/13/2024  
Page 1075  
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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		50%	94%	100%
						<b>Value(Rcnld)</b>
						41,585

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Garae	1924	450	D 100	9.550	Fair	4,488
Percent Good						Value Rcnld
						4,488
Outbuilding Total						4,488

**Accpt Land** 20,100 **Accepted Bldg** 46,100 **Total** 66,200

PERRY  
 Name: KEEHN, SHELTON  
 KEEHN, KIMBERLY

**Valuation Report**

12/13/2024  
 Page 1076  
 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  
 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-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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100%	123,623

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garae	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: CUMMINGS, THEODORE D

**Valuation Report**

12/13/2024  
 Page 1077  
 018-037  
 54 SHORE RD

Account: 488 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 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 9 0 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	
25.00	Acres-Rear Land 2	450.00	11,250	100%		11,250	
1.00	# -Lot Improvements	3,000.00	3,000	50%	Unimproved	1,500	
1.00	# -Lot Improvements	3,000.00	3,000	60%		1,800	
Total Acres 26.00			Land Total			34,550	

**Acpt Land** 34,600 **Accepted Bldg** 0 **Total** 34,600

PERRY  
 Name: CONGREGATIONAL CHURCH

**Valuation Report**

12/13/2024  
 Page 1078  
 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

<b>Land Description</b>						
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

<b>Commercial Description</b>						
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	

<b>Acpt Land</b>	20,200	<b>Accepted Bldg</b>	87,600	<b>Total</b>	107,800
------------------	--------	----------------------	--------	--------------	---------

PERRY  
 Name: HAMBLIN, DANIEL P  
 SHIELDS, VICKI A

**Valuation Report**

12/13/2024  
 Page 1079  
 018-039+040  
 86 SHORE RD

Account: 76 Card: 1 of 1

Map/Lot:  
 Location:

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

<b>Land Description</b>						
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	2,138	100%		2,138
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			28,258

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
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

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

<b>Outbuildings/Additions/Improvements</b>									
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** 28,300 **Accepted Bldg** 98,900 **Total** 127,200

PERRY  
 Name: VERZOSA, ANDRES A  
 WHAPLES, DAVID G

**Valuation Report**

12/13/2024

Page 1080

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	
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>	
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



PERRY  
 Name: DAY, CHARLES V  
 STEVENS, COURTNEY  
 Account: 252 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 1081  
 018-043  
 22 GLEASON RD

Neighborhood 18 GLEASON PT RD

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

**Sale Data**  
 Sale Date 02/20/2024  
 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
0.90	Acres-Baselot (Fract)	20,000.00	18,974 90%	Unimproved			17,076
Total Acres 0.90			Land Total				17,076
<b>Acpt Land</b>		17,100	<b>Accepted Bldg</b>		0	<b>Total</b>	17,100

PERRY  
 Name: MORRISON, GERALD

**Valuation Report**

12/13/2024  
 Page 1082  
 018-044  
 GLEASON PT RD

Account: 80 Card: 1 of 1

Map/Lot:  
 Location:

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		
<b>Acpt Land</b>		18,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						18,400	

PERRY  
 Name: MORRISON, GERALD  
 MORRISON, SARAH

**Valuation Report**

12/13/2024  
 Page 1083  
 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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Delapidation		None		40%	47%	100%
						<b>Value(Rcnd)</b>
						18,469

**Acpt Land** 5,000 **Accepted Bldg** 18,500 **Total** 23,500

PERRY  
 Name: LEWIS, DENNIS P  
 LEWIS, DONNA J

**Valuation Report**

12/13/2024

Page 1084

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
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100% 100%	150,669

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	2003	100	B 100	2.221	Ava.	92%	100%	100%	2.043
2S Frame Garage	2003	1008	B 100	37.048	Ava.	92%	100%	100%	34.084
Wood Deck	2003	312	B 100	3.432	Ava.	92%	100%	100%	3.157
Wood Deck	2003	192	B 100	2.232	Ava.	92%	100%	100%	2.053
Outbuilding Total									41,337

**Acpt Land** 26,700 **Accepted Bldg** 192,000 **Total** 218,700

PERRY  
 Name: VAN BUREN,RICHARD & BATYA ZAMIR  
 (LIFE ESTATE)

**Valuation Report**

12/13/2024

Page 1085

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(Rcnd)	
None	None	65%	100%	100%		71,973

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnd
Percent Good						
				Phy	Func	Econ
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: CUMMINGS, THEODORE D

**Valuation Report**

12/13/2024  
 Page 1086  
 018-047  
 43 SHORE RD

Account: 979 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 19 SHORE RD  
 Zoning/Use Shoreland.....  
 Topography Level  
 Utilities None  
 Street Semi-Improved

**Sale Data**  
 Sale Date 03/08/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1 OPEN SPACE  
 Reference 2 NEW HOUSE  
 Tran/Land/Bldg 3 5 0  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) Land Schedule 2

		<b>Land Description</b>					
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	

<b>Accpt Land</b>	35,000	<b>Accepted Bldg</b>	0	<b>Total</b>	35,000
-------------------	--------	----------------------	---	--------------	--------

PERRY  
 Name: MORRISON, GERALD S

**Valuation Report**

12/13/2024  
 Page 1087  
 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

<b>Land Description</b>						
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

<b>Outbuildings/Additions/Improvements</b>							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
<b>Acpt Land</b>		20,100	<b>Accepted Bldg</b>		4,900	<b>Total</b>		25,000		

PERRY  
 Name: KYLE, BRUCE  
 KYLE, MARCIA

**Valuation Report**

12/13/2024  
 Page 1088  
 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 Storv 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: WHITEHEAD, JAMES T  
 WHITEHEAD, YVONNE MARIE  
 Account: 227 Card: 1 of 1

**Valuation Report**

12/13/2024  
 Page 1089  
 018-050  
 11 SHORE RD

Map/Lot:  
 Location:

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 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
2.50	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	2	Half Baths	0	Plumbing	8,000
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
1760	2004	Typical	Typical	Good	Typical		158,495
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete			None	85%	90%	100%	121,249

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Storv Fr	1760	510	C 100	14.647	Good	85%	90%	100%	11.205
Open Frame Porch	1760	545	C 100	4.363	Good	85%	90%	100%	3.338
Wood Deck	1760	138	C 100	1.354	Good	85%	90%	100%	1.036
Encl Frame Porch	1760	190	C 100	2.697	Good	85%	90%	100%	2.063
One Storv Frame	1760	140	C 100	2.957	Good	85%	90%	100%	2.262
Frame Garage	1760	768	C 100	17.048	Good	85%	90%	100%	13.042
Concrete Slab...	1760	600	C 100	3.000	Good	85%	90%	100%	2.295
Frame Shed	1760	64	E 100	714	Fair	50%	100%	100%	357
Outbuilding Total									35,598

**Acpt Land** 65,800 **Accepted Bldg** 156,800 **Total** 222,600

PERRY  
Name: PERRY,TOWN OF

**Valuation Report**

12/13/2024  
Page 1090  
018-051  
971 US RTE ONE

Account: 901 Card: 1 of 1 Map/Lot:  
Location:

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
<b>Acpt Land</b>		14,100	<b>Accepted Bldg</b>		13,500	<b>Total</b>		27,600	

PERRY  
Name: VERSANT POWER

**Valuation Report**

12/13/2024

Page 1091

Map/Lot:

B.H.E.C.

Location:

POWER LINES, ETC

Account: 919 Card: 1 of 1

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

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.00	-----Utilities	20,000.00	14,142	100%	0	
Total Acres 0.00				Land Total	0	
<b>Land</b>	1,779,800	<b>Accepted Bldg</b>	0	<b>Total</b>	1,779,800	

PERRY  
 Name: EASTERN MAINE ELECTRIC COOP

**Valuation Report**

12/13/2024  
 Page 1092  
 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

		<b>Land Description</b>				
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	
<b>Land</b>		201,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						201,700